



OPPORTUNITY



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SWEETWATER, TEXAS

THE CITY OF OPPORTUNITY

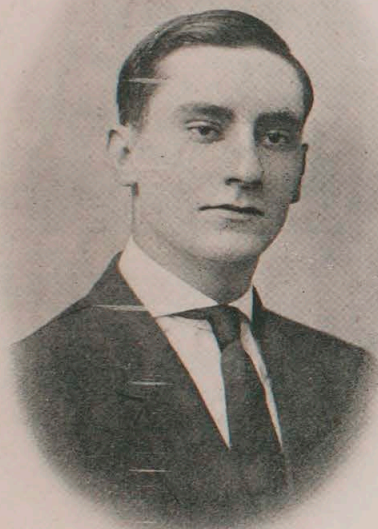
A GREAT RAILROAD CENTER AND THE
METROPOLIS OF CENTRAL WEST TEXAS

*High Class Residence Lots and Forty Acres of Land
\$300.00, \$315.00, \$325.00 and \$340.00. Terms
\$10.00 cash and \$5.00 per month—without interest—
for each lot and forty acres of land.*

W. L. WIGHT,
LOCAL REPRESENTATIVE
SWEETWATER, TEXAS

F. C. BENNETT
DALLAS, TEXAS

1915



J. E. BROUSSARD
Private Secretary to F. C. Bennett



F. C. Bennett



W. L. WIGHT
Local Representative, Sweetwater, Texas

FOREWORD



TEXAS is the greatest state in all the states. It is growing faster and increasing in population at a greater rate than any other State in the Union. It is an empire within itself. In this great State of Texas there are many good towns and cities which have grown rapidly and made thousands of men wealthy.

Looking into the future—Sweetwater stands boldly—unmistakably—and pre-eminently as the railroad center and the metropolis of Central West Texas—with a future of unlimited possibilities.

What has been accomplished in other cities will be accomplished in Sweetwater during the coming years, and as thousands of men have grown wealthy in other parts of Texas—men are going to make money—some will get rich and others will make a fortune at Sweetwater. The men who make it—and no others—will be the men who have the ability to recognize and grasp the opportunity.

In this book I shall by actual facts show that my statements are correct; you will find in this book a large number of photographs by which you may with your own eyes see what is today at Sweetwater, and in my descriptive matter I shall confine my statements to absolute facts; which I think you will, in all respects, find true and correct.

In order that you may know the facts. Do not hastily pass through this book. Go through it carefully—study each picture—see what it is—and read and consider every statement made therein—with my assurance that you will find in this book—the one thing for which all men are looking—OPPORTUNITY.

F C Bennett

SWEETWATER

From the map of Texas on the opposite page of this book it is readily seen that Sweetwater is the railroad center of Central West Texas, and a careful study of this map is requested. Sweetwater is also a commercial and industrial center; surrounded on all sides for more than 100 miles with a rich and rapidly developing agricultural and stock farming country. Sweetwater has large railroad machine

shops, railroad divisions, wholesale houses, industrial and manufacturing enterprises, paved streets, good water, good schools, practically all modern city conveniences and a delightful climate. Population about 8,000—with a future as solid as the "ROCK OF GIBRALTAR," and within 10 years should be a city of 25,000.



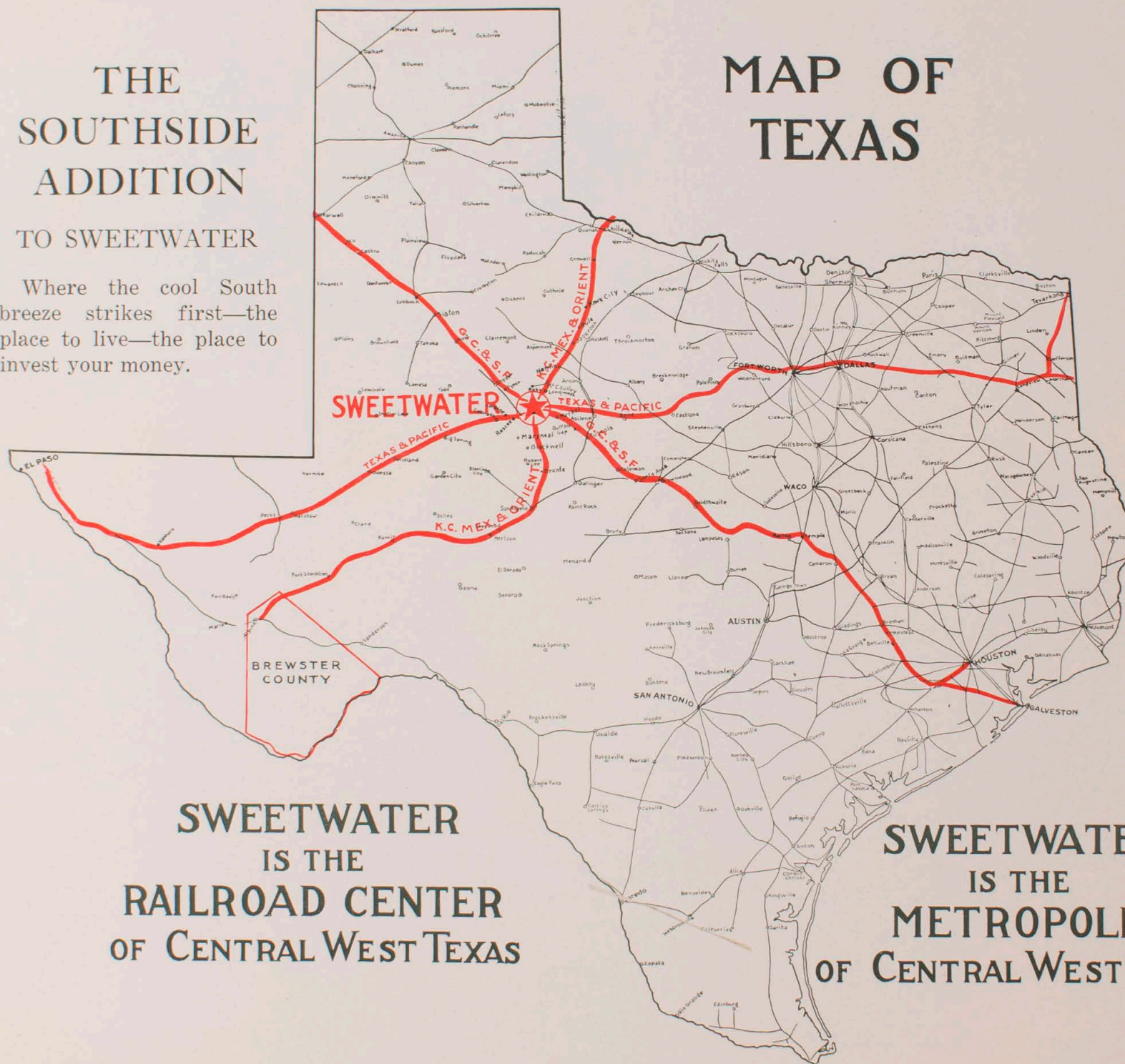
SANTA FE YARDS—LARGE LAKE ON THE RIGHT

THE SOUTHSIDE ADDITION

TO SWEETWATER

Where the cool South breeze strikes first—the place to live—the place to invest your money.

MAP OF TEXAS



**SWEETWATER
IS THE
RAILROAD CENTER
OF CENTRAL WEST TEXAS**

**SWEETWATER
IS THE
METROPOLIS
OF CENTRAL WEST TEXAS**

SWEETWATER
THE CITY OF OPPORTUNITY

LOCATION

Sweetwater is located in the center of what is known as Central West Texas; 235 miles west of Dallas; 200 miles west of Fort Worth; about 400 miles northwest of Houston and Galveston; about 300 miles north of San Antonio; 400 miles east of El Paso, and about 300 miles south of Wichita, Kansas; in the center of a tremendously large territory—in which there is not at this time a large city—and no part of the state of Texas is developing more rapidly than Central West Texas; therefore a large city must be built.

With Sweetwater's immense, rich and rapidly developing territory—with her great system of trunk line railroads, reaching out in all directions—with her splendid system of water works, and the many other advantages. It is a practical certainty that Sweetwater will, within a few years, be a big city.

Particular attention is called to the map of Texas, on page 5 in this book, which demonstrates Sweetwater's position as a railroad center.



STREET SCENE



STREET SCENE



SOUTHERN MERCANTILE CO. STORE



OPERA HOUSE



STREET SCENE

RAILROADS

Sweetwater is a railroad center with a transcontinental railroad in six directions. The Texas & Pacific built their main line from Texarkana to El Paso years ago, at which time Sweetwater was established and made the County Seat of Nolan County. When the Kansas City, Mexico & Orient Railroad announced that they would build through west Texas the men of Sweetwater immediately decided to secure this new trunk line railroad, and with their money, their influence and their determined work they secured the Kansas City, Mexico & Orient, giving them two trunk line railroads. Then it was announced that the Santa Fe were going to build a main line through Central West Texas, connecting their Texas lines with their western lines, by which they would have a transcontinental railroad from Galveston and Houston to San Francisco, and again the Sweetwater people went to work to secure the Santa Fe, and by their work the Santa Fe was secured and built; thereby giving Sweetwater three transcontinental trunk line systems, radiating out of the city of Sweetwater in six various directions. This practically removed every obstacle in the path of Sweetwater becoming the metropolis of Central West Texas, and it is today a city of about 8,000. It is growing rapidly, and in my judgment, will in ten years, be a city of 25,000.



ORIENT PASSENGER STATION



ORIENT FREIGHT STATION

RAILROAD MACHINE SHOPS

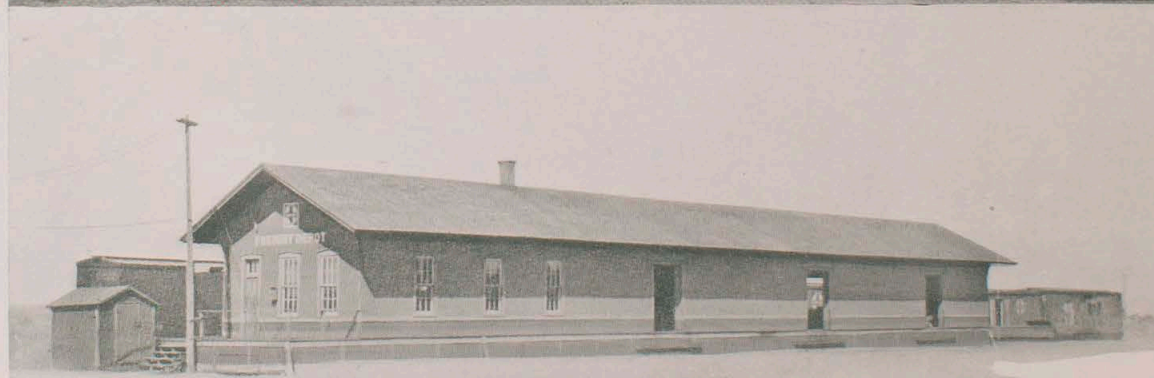
The Santa Fe have built large railroad machine shops at Sweetwater, costing approximately One Million Dollars, which will turn loose in the city thousands and thousands of dollars annually. No one thing is worth more to a city than large railroad machine shops and railroad divisions, where hundreds of high priced salaried men are employed.



SANTA FE SHOP BUILDINGS



SANTA FE PASSENGER STATION



SANTA FE FREIGHT STATION



TEXAS & PACIFIC PASSENGER STATION



BUSINESS HOUSE UNDER CONSTRUCTION



ELECTRIC LIGHT PLANT



T. & P. RAILROAD YARDS

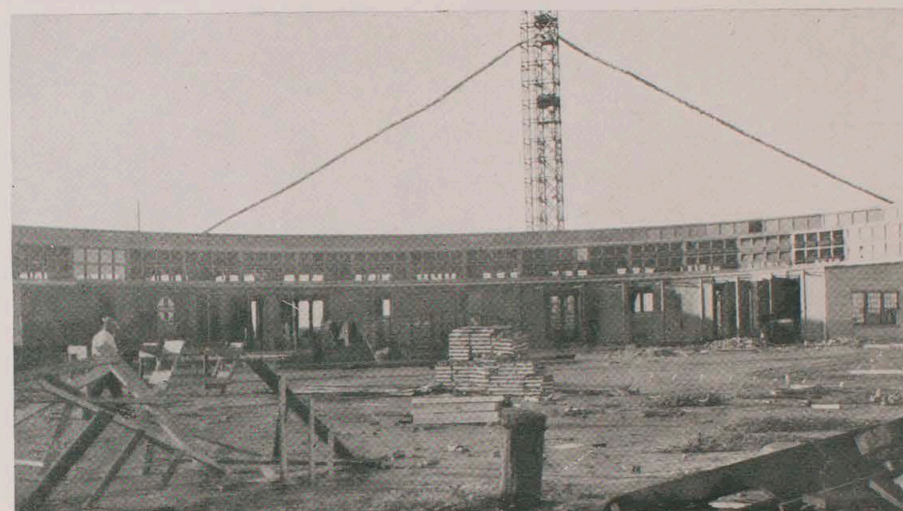


THE ORIENT Railroad On the Left. THE SANTA FE RAILROAD On the Right

PART OF THE SANTA FE MACHINE SHOPS



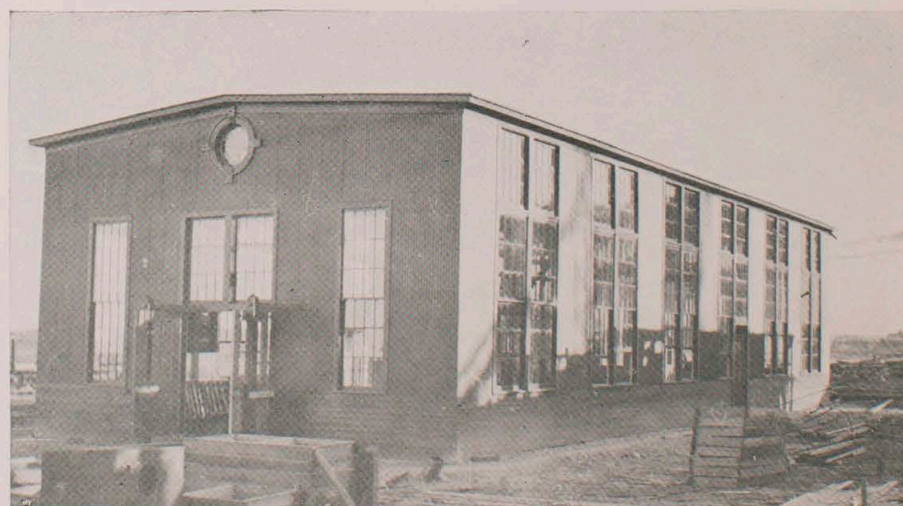
YARD OFFICE



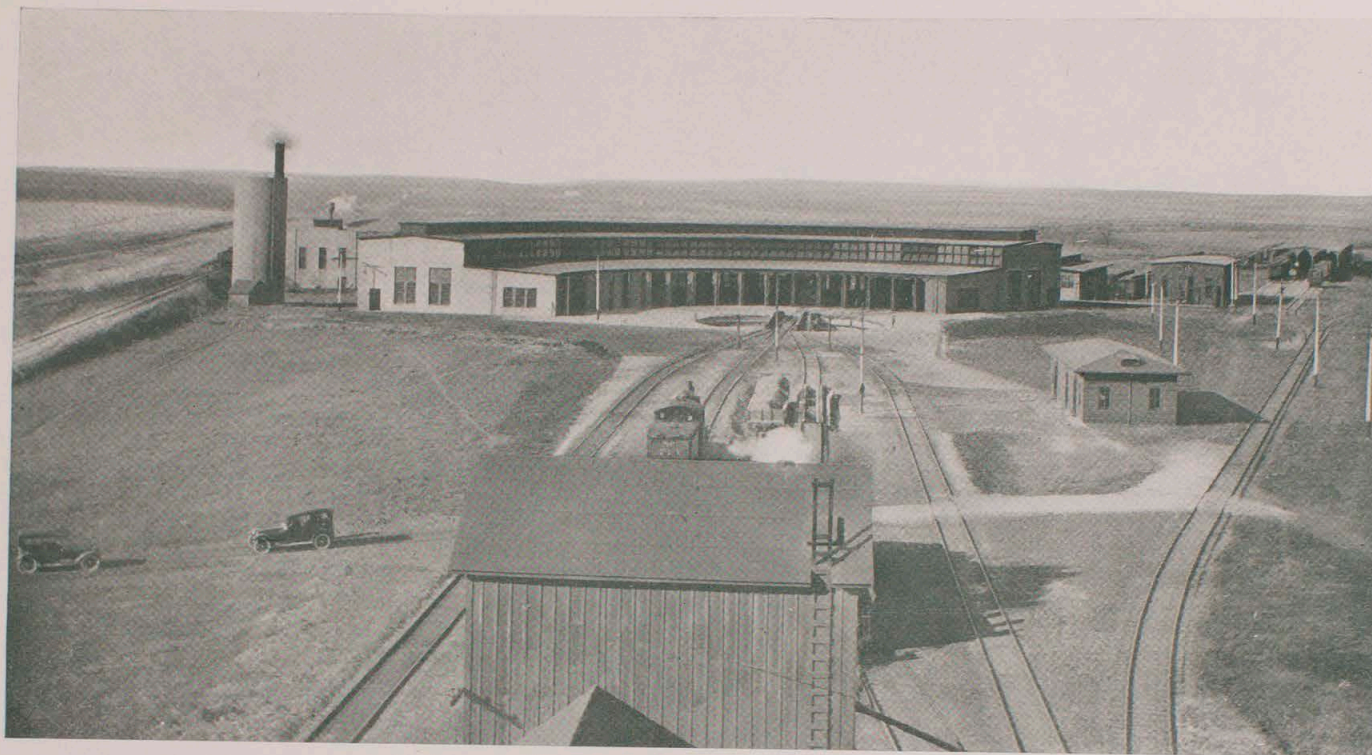
ROUND HOUSE UNDER CONSTRUCTION



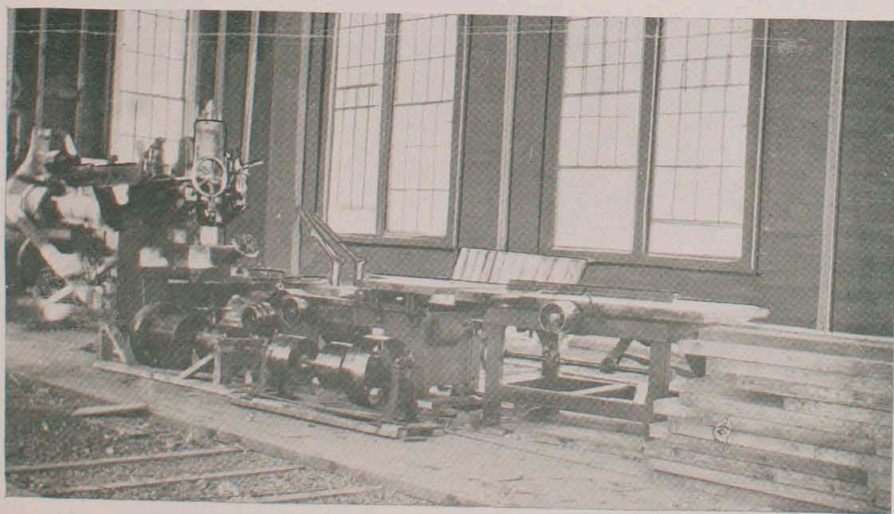
ROUND HOUSE UNDER CONSTRUCTION



MACHINE SHOP NOT QUITE FINISHED



IN THE SANTA FE YARDS



INSIDE VIEW OF ONE SHOP BUILDING

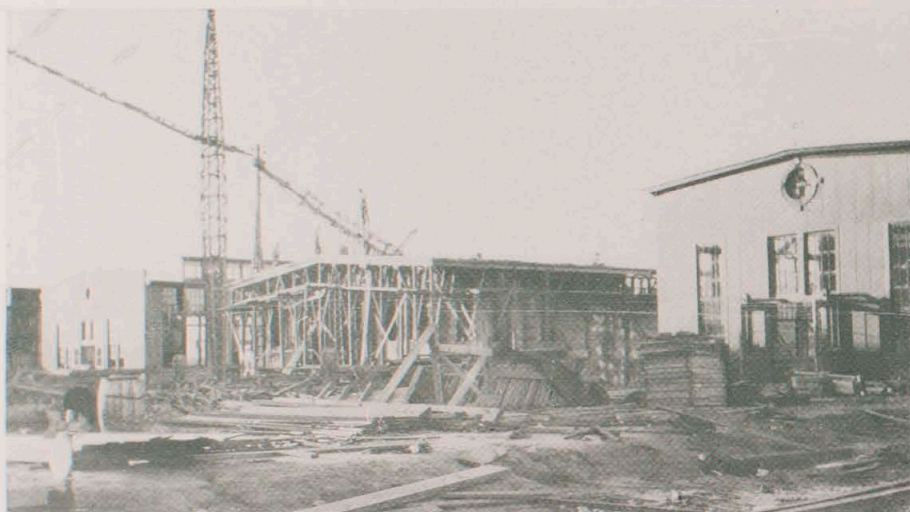


ONE OF THE MACHINE SHOP BUILDINGS

PASSENGER DIVISION AND FREIGHT DIVISION

Sweetwater is a Passenger Division and a Freight Division on the Santa Fe. All train crews change at Sweetwater. The Texas & Pacific also maintains a small division at Sweetwater, and a number of their train crews lay over at Sweetwater. There is over 40 miles

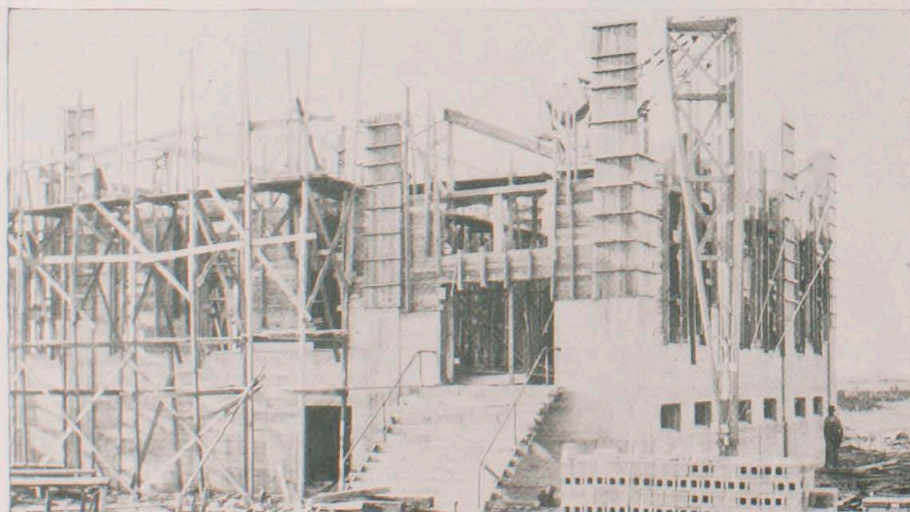
of side tracks in the city. Sweetwater is the sixth point on the T. & P. in the volume of exchange business. It is the fourth in Texas on the Santa Fe, and the first on the Orient. See reports on page 39, on railway business.



SHOPS UNDER CONSTRUCTION



SHOPS UNDER CONSTRUCTION



SHOPS UNDER CONSTRUCTION



SHOPS UNDER CONSTRUCTION

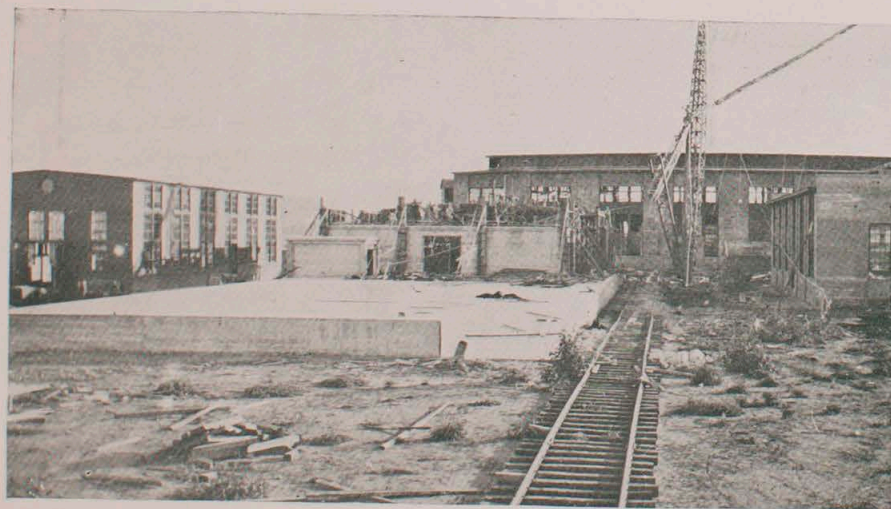
SANTA FE MACHINE SHOP BUILDINGS UNDER CONSTRUCTION



SHOPS UNDER CONSTRUCTION



SHOPS UNDER CONSTRUCTION

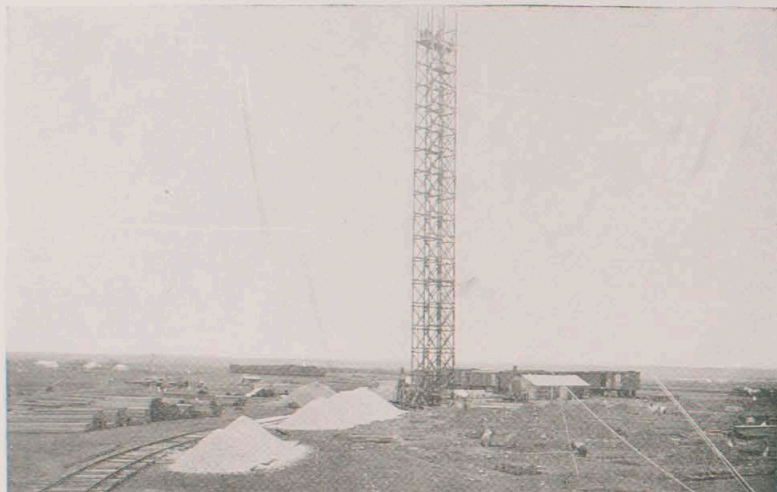


SHOPS UNDER CONSTRUCTION

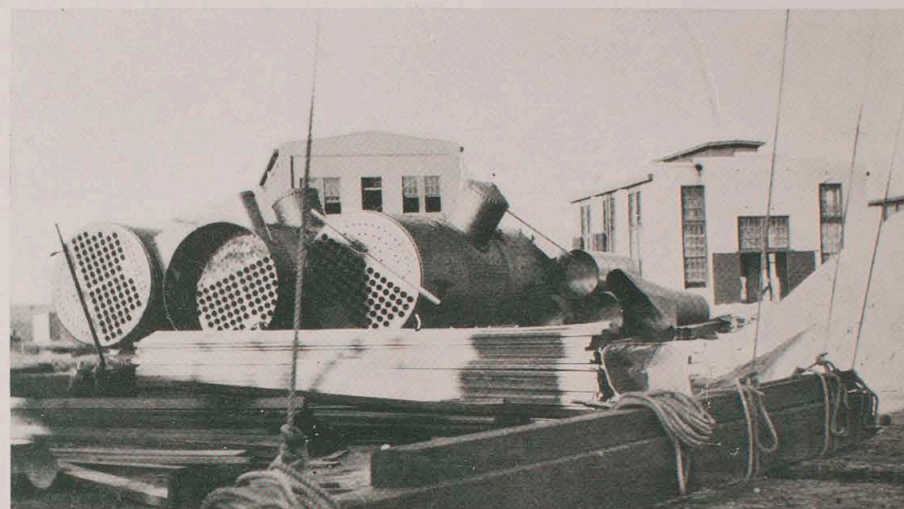


SHOPS UNDER CONSTRUCTION

SANTA FE MACHINE SHOP BUILDINGS UNDER CONSTRUCTION



ABOUT TO START WORK ON THE SHOPS



BOILERS FOR THE SHOPS



MACHINE SHOP BUILDING

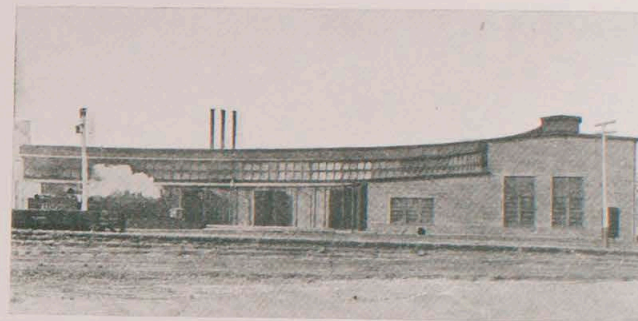


STEAM SHOVEL

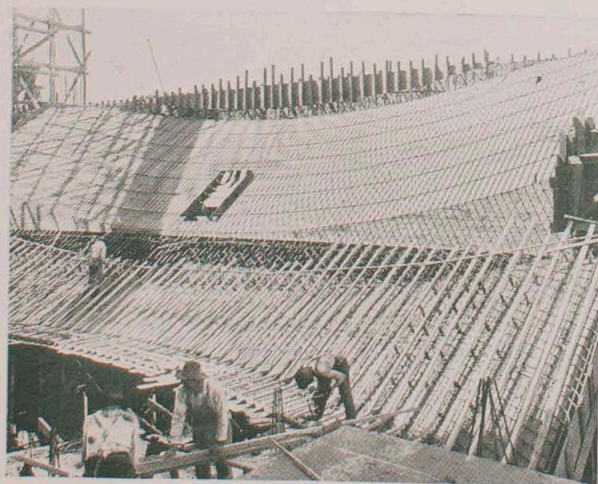
SANTA FE YARDS AND DAM UNDER CONSTRUCTION



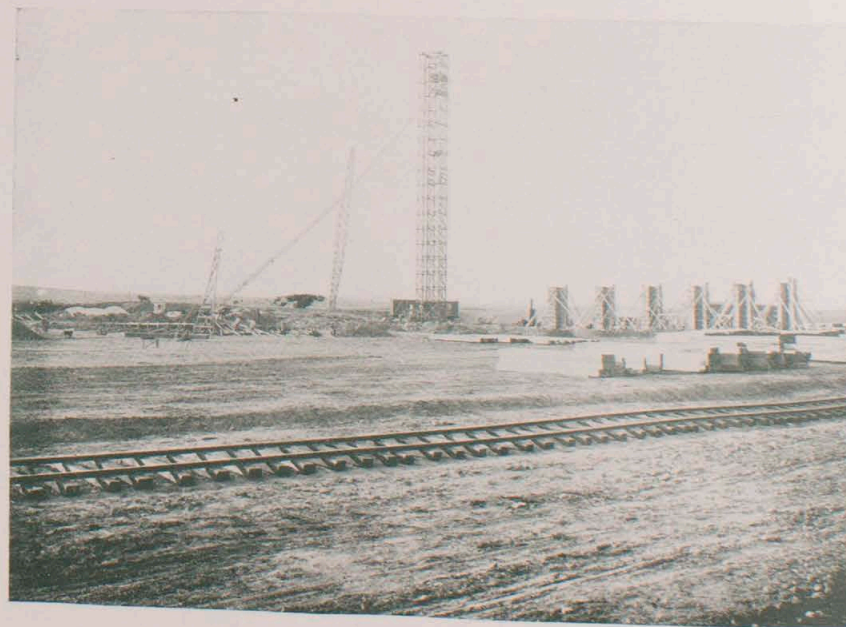
PART OF THE SANTA FE YARDS



SANTA FE ROUND HOUSE



SANTA FE DAM UNDER CONSTRUCTION

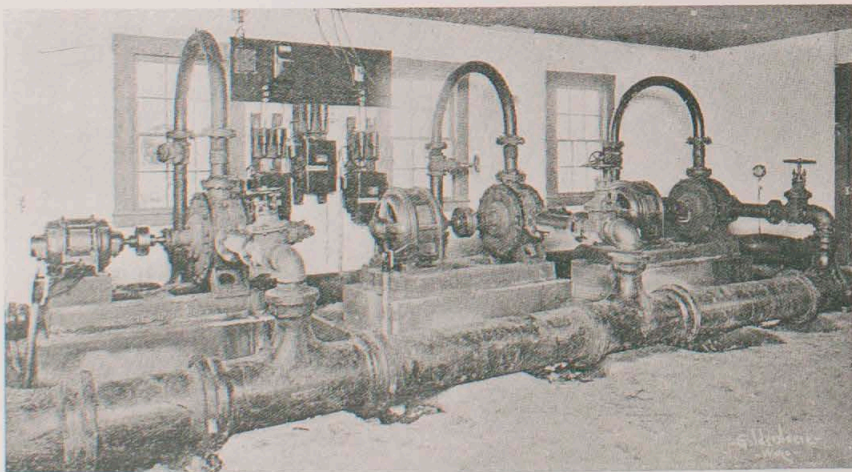


ABOUT TO START WORK ON THE SHOPS

WATER

No town can become a city until they solve their water problem. The people must have an abundance of good, pure water at a reasonable price or the town can never hope to be a city. Sweetwater recognized this fact, and secured the best engineers in the country to come there and lay out a plan and system by which the city might obtain a supply of water to meet the demands of a city. They voted \$320,000.00 in bonds and have built and completed a water works system that is owned and operated by the city, and today have enough water to supply a city of forty thousand people. The reservoir is located eight miles south of the city; the water runs by gravity from the reservoir to the city, and is distributed through the mains over the entire city by gravity, without the use of pumps; therefore Sweetwater is in position to furnish an abundance of pure water at a very low cost for all domestic and commercial purposes. The T. & P. Railway Officials pronounce it the best boiler water on their entire system.

"A large panoramic photograph of this reservoir is shown in the center of this book."



PUMPS AT THE WATER WORKS, USED WHEN HIGH PRESSURE IS NEEDED FOR FIRE PROTECTION

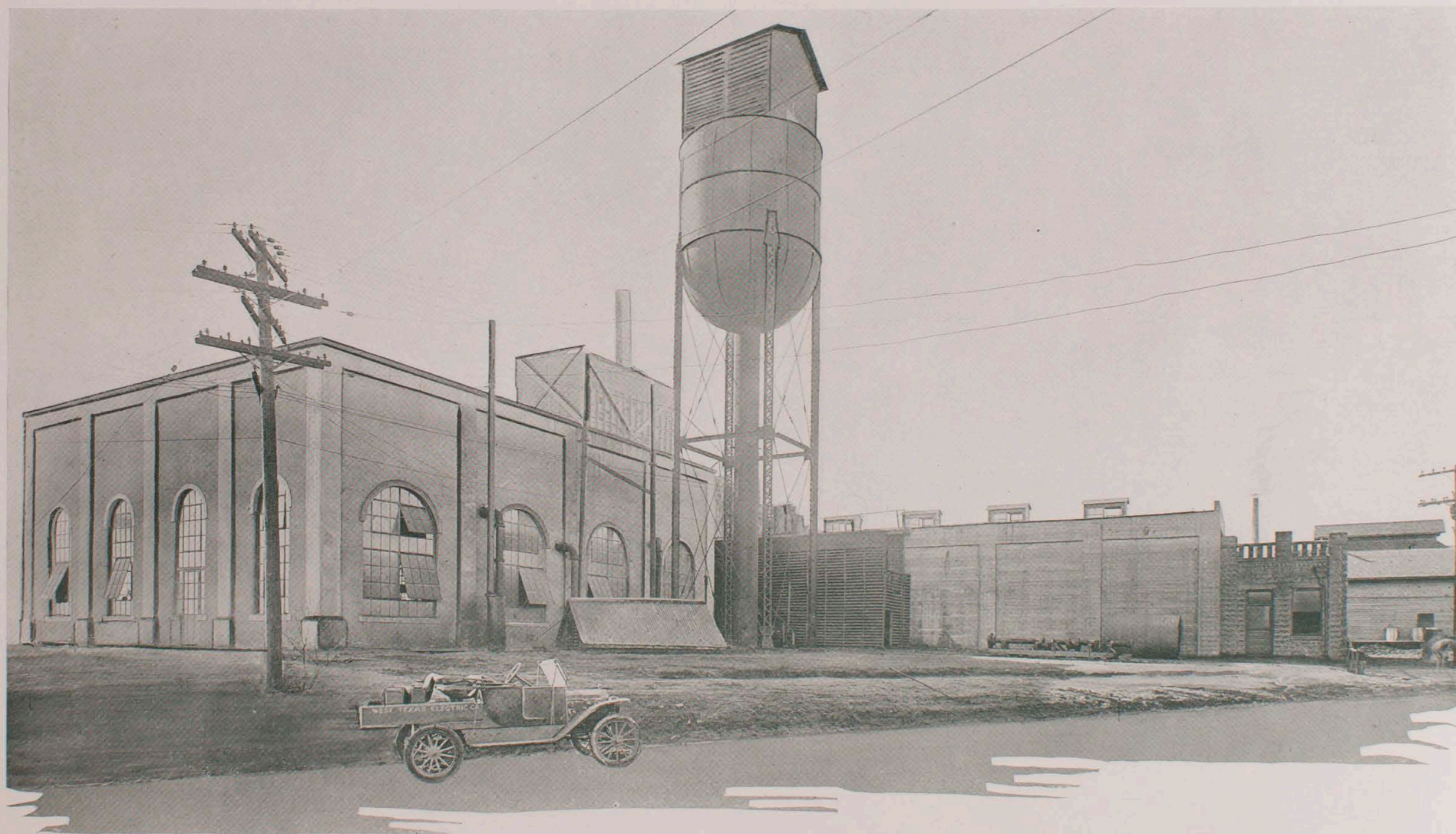


STAND PIPE

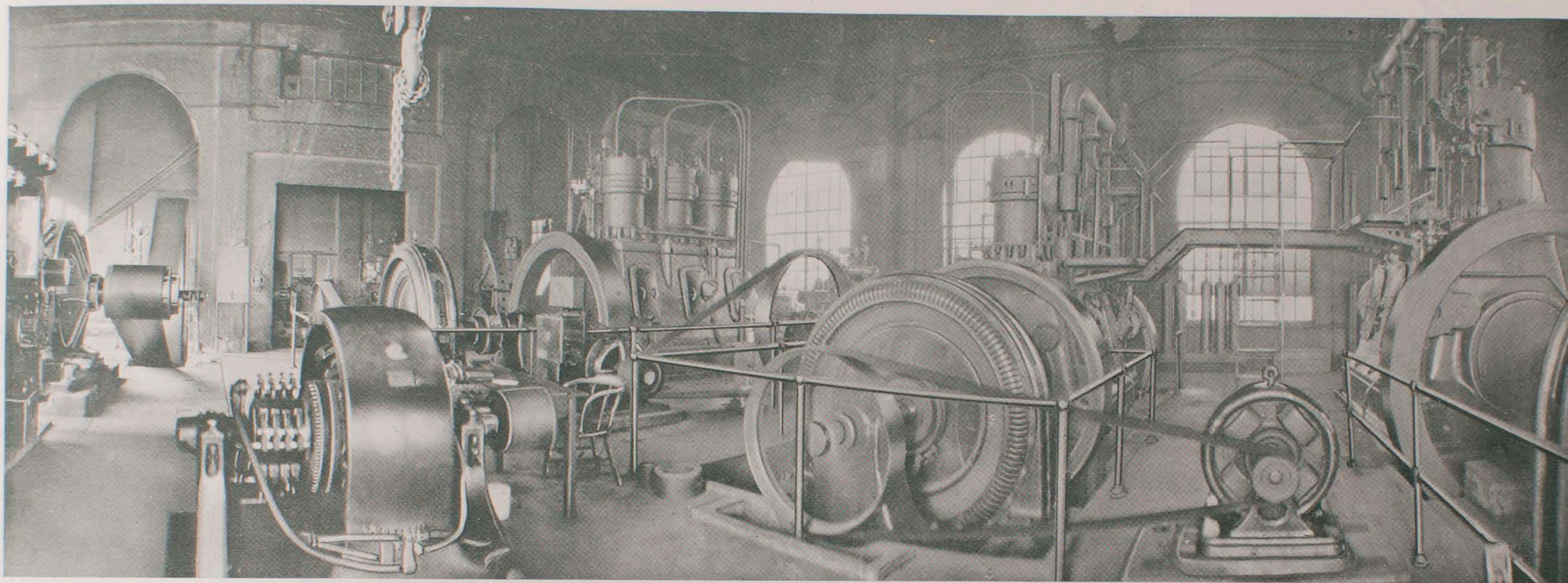
ELECTRIC LIGHT AND POWER PLANT

The West Texas Electric Company have built, at Sweetwater, one of the largest electric light and power plants in the state, which is equipped with the most modern machinery that money can buy. This plant furnishes all electric light and power for the cities of

Sweetwater, Roscoe, Loraine and Colorado. This corporation recognized Sweetwater as the metropolis of Central West Texas or they would not have built this enormous plant at Sweetwater.



WEST TEXAS ELECTRIC LIGHT AND POWER PLANT AT SWEETWATER



INTERIOR VIEW OF THE WEST TEXAS ELECTRIC LIGHT AND POWER PLANT



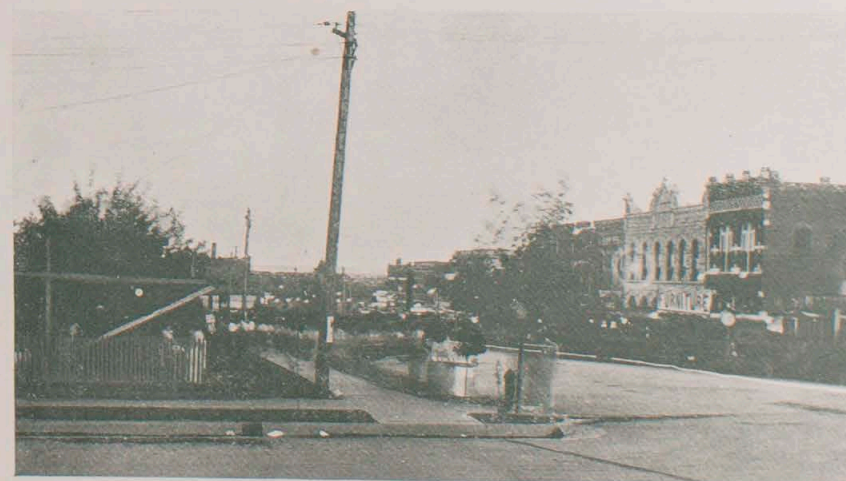
COTTON COMPRESS



INTERIOR VIEW OF THE WEST TEXAS ELECTRIC LIGHT AND POWER CO'S. OFFICE



STREET SCENE



STREET SCENE

SANITARY SEWERS

Sweetwater believes in municipal ownership of its public utilities. They own and operate their own water works system, and they have built a modern sanitary sewer system over the city, which is owned

and operated by the city, giving to the people all of the benefits of a well equipped Sanitary Sewerage System, and preserving the health, the comfort and the convenience of the people.



STREET SCENE

NEWSPAPERS

One of the greatest influences in the life of a nation, state, city or individual is the newspaper, and the influence of newspapers in every community in a large measure determines the success or failure of the town or city in which they are located. Sweetwater has two daily papers, the Sweetwater Daily Reporter

and the Sweetwater Daily Journal, and one weekly paper, the Sweetwater Weekly Reporter, to each of which great credit is due for the growth and development of Sweetwater and Central West Texas, for with tireless energy they have labored unceasingly towards the building and development of Sweetwater.



TELEPHONES

The Southwestern Telephone and Telegraph Company have built and are operating at Sweetwater one of the most modern and well equipped telephone systems to be found in the state, and no city has better telephone service than Sweetwater. The General Office and District Manager for west Texas is located there.



STREET SCENE

CHAMBER OF COMMERCE

The people of Sweetwater are united in believing that they have the best town in Central West Texas. A town with a great future and unlimited possibilities. They know that in union there is strength, and they work together shoulder-to-shoulder, as one man, in the interest of Sweetwater; therefore they have one of the most active Chambers of Commerce in the southwest, with a high priced paid secretary, who devotes all of his time to advertising Sweetwater and bringing to the city everything that can be had, which makes Sweetwater a bigger, better and more prosperous city.

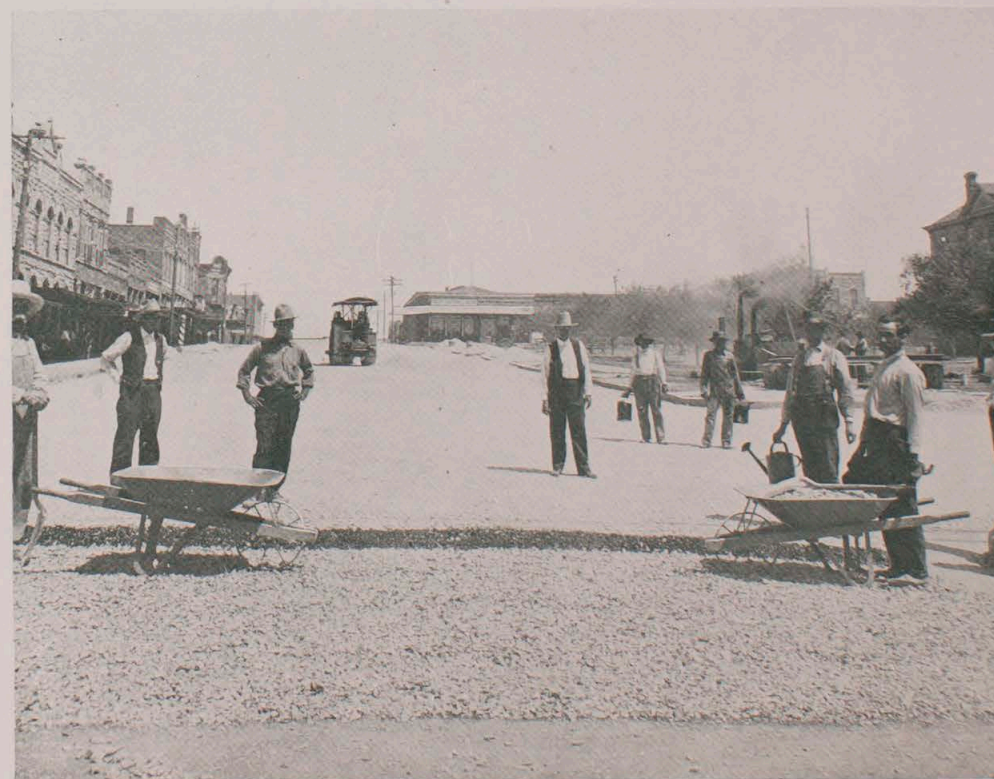
To the Sweetwater Chamber of Commerce much credit is due for the splendid city that is there today, and the great possibilities for the future.



STREET SCENE



PAVING THE STREETS



PAVING THE STREETS

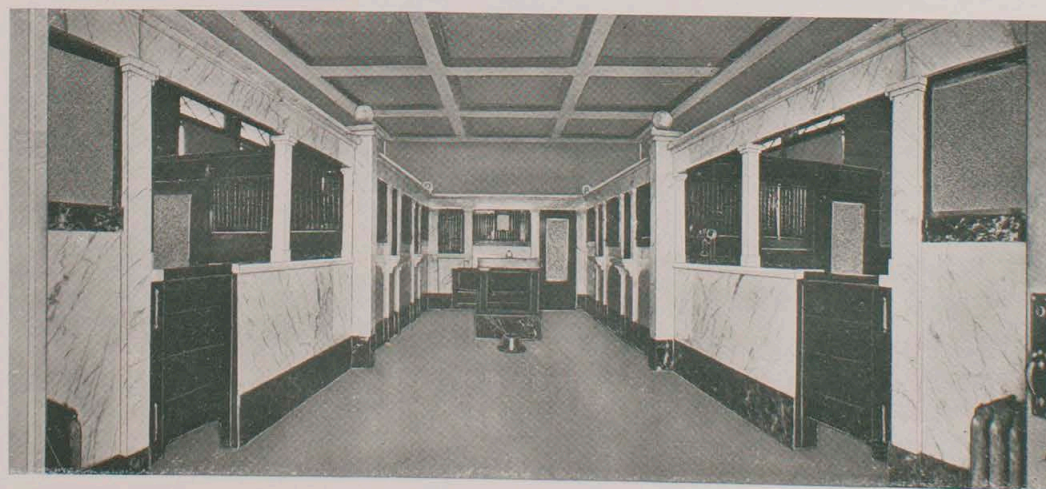
BANKING

The growth of a city depends in a large measure on the banking facilities in that city. Sweetwater has four splendid banks, The First National Bank, Thomas Trammell & Co., (private), Texas Bank & Trust Co. and The Continental State Bank, each with a large capital and combined deposits of more than one million dollars. These banks are controlled and managed by big, broad-minded, forward looking, progressive men, who believe in Sweetwater, and with undaunted courage are working to make Sweetwater a great city.

Your attention is called to other bank statistics, on page 39 in this book.



TEXAS BANK AND TRUST CO.



INTERIOR VIEW OF THE TEXAS BANK AND TRUST CO.

WHOLESALE HOUSES

Sweetwater will be a great wholesale city. It is in the center of a large, rapidly developing territory, with a transcontinental railroad going out of the city in six directions, opening up this great territory, and a lower freight rate to all towns in Central West Texas

than any other large city. (See table of freight rates on page 44). Sweetwater now has five wholesale houses, two wholesale grain houses and two wholesale poultry houses, each of which are doing an enormous business. Sweetwater has a great future as a wholesale center.



WALKER SMITH CO. WHOLESALE GROCERS



THE WESTERN WIND MILL CO., WHOLESALE MILL SUPPLIES



H. O. WOOTEN WHOLESALE GROCERY CO.



J. M. RADFORD WHOLESALE GROCERY CO.

POULTRY MARKET

The people in the Sweetwater territory are diversifying, and among other things have turned their attention to Poultry. In this book you will see a photograph of six carloads of chickens containing 33,000 chickens loaded by a local produce house for the Eastern markets. During the past Holiday Season this produce house shipped 32 carloads of dressed turkeys, approximating \$114,000.00, and during the past 60 days shipped 9 cars of live chickens averaging

5,500 to the car, and bringing an average of \$3,000.00 to the car, and 2 cars of dressed chickens averaging 4,500 to the car, bringing \$3,000.00 to the car. They also shipped 7 cars of eggs containing 12,000 dozen eggs to the car and bringing \$2,800.00 per car. These figures are given to illustrate what is being done at Sweetwater, and to further illustrate the growth and development of Sweetwater.



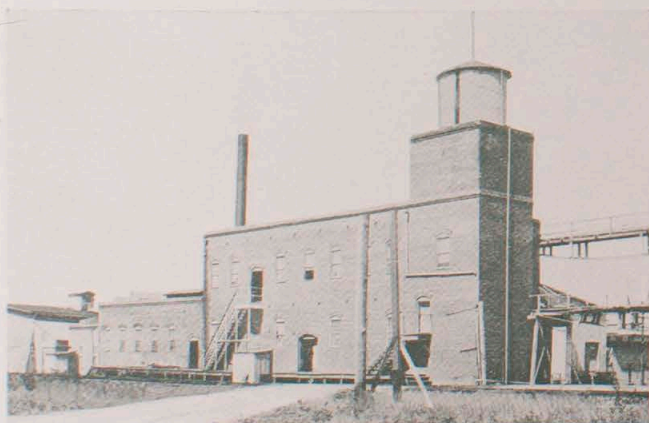
SHIPPING TURKEYS AND CHICKENS FROM SWEETWATER

MANUFACTURING

Sweetwater at this time has \$1,500,000.00 invested in industrial and manufacturing enterprises using steam or electric power. Sweetwater's immense territory and Sweetwater's railroad facilities, practically guarantees that it will be a manufacturing and industrial city.



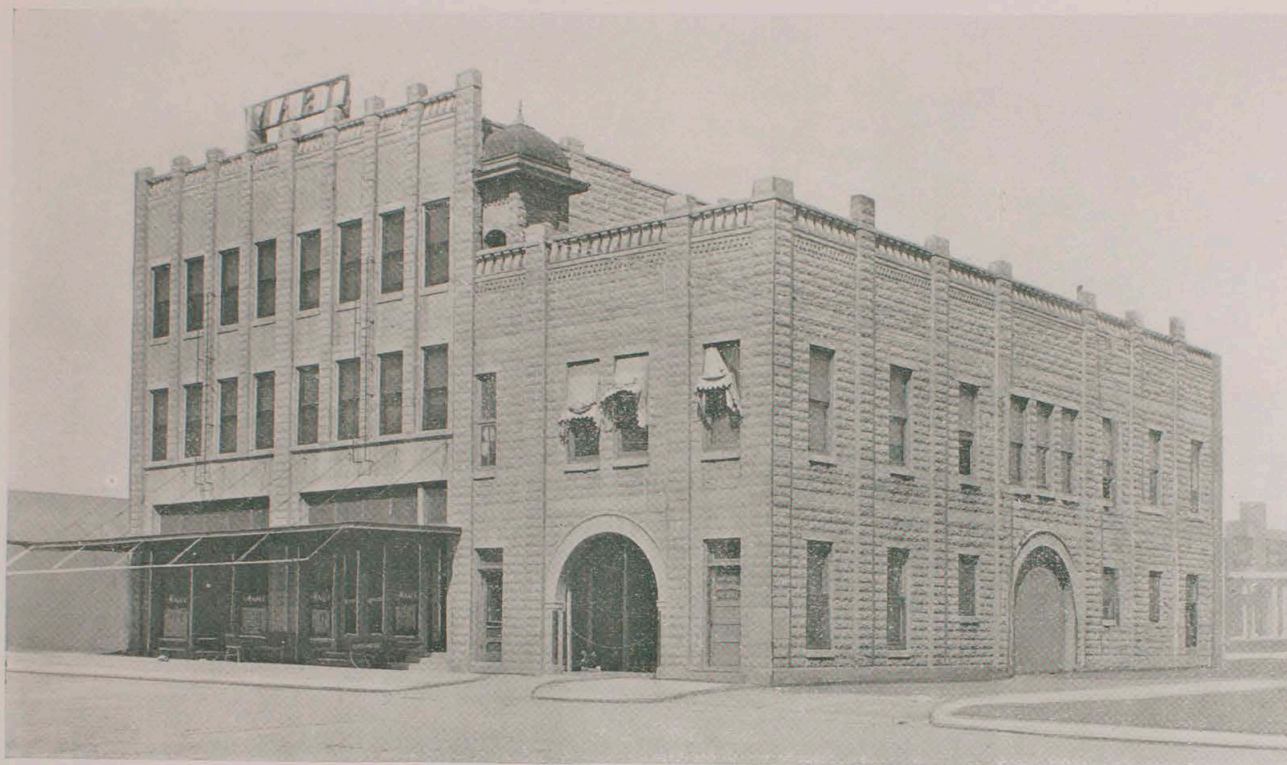
GULF REFINING CO.



COTTON OIL MILL



A \$10,000.00 Saddle Manufactured by S. D. Myres, at Sweetwater, for J. C. Miller of the 101 Wild West Show, and contains 166 diamonds, 120 sapphires, 17 rubies, 4 garnets and 15 pounds of sterling silver and gold.



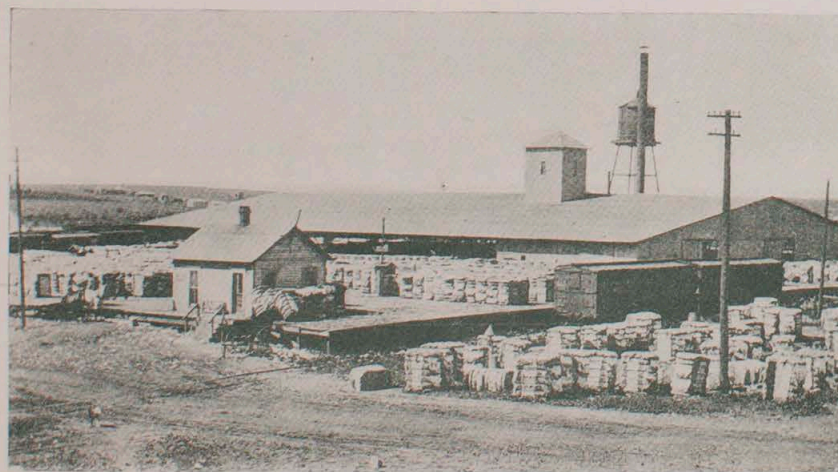
MART HOTEL—CITY HALL AND FIRE STATION

CREAMERY

One of the successful industries at Sweetwater is the Creamery, which is supported by the farmers and dairymen. The Creamery is a new industry at Sweetwater that is bringing into the country a vast amount of money and brings success and prosperity to many a man with a few cows.



SWEETWATER CREAMERY



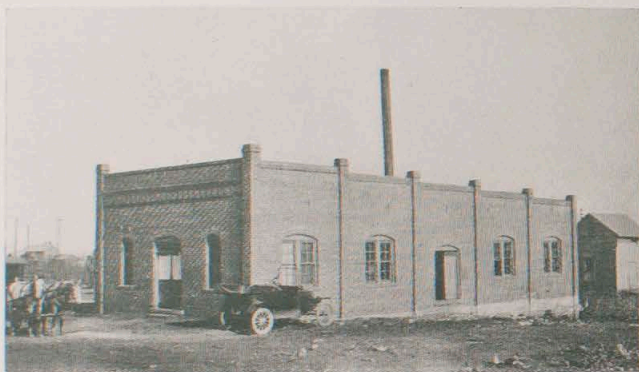
COTTON COMPRESS



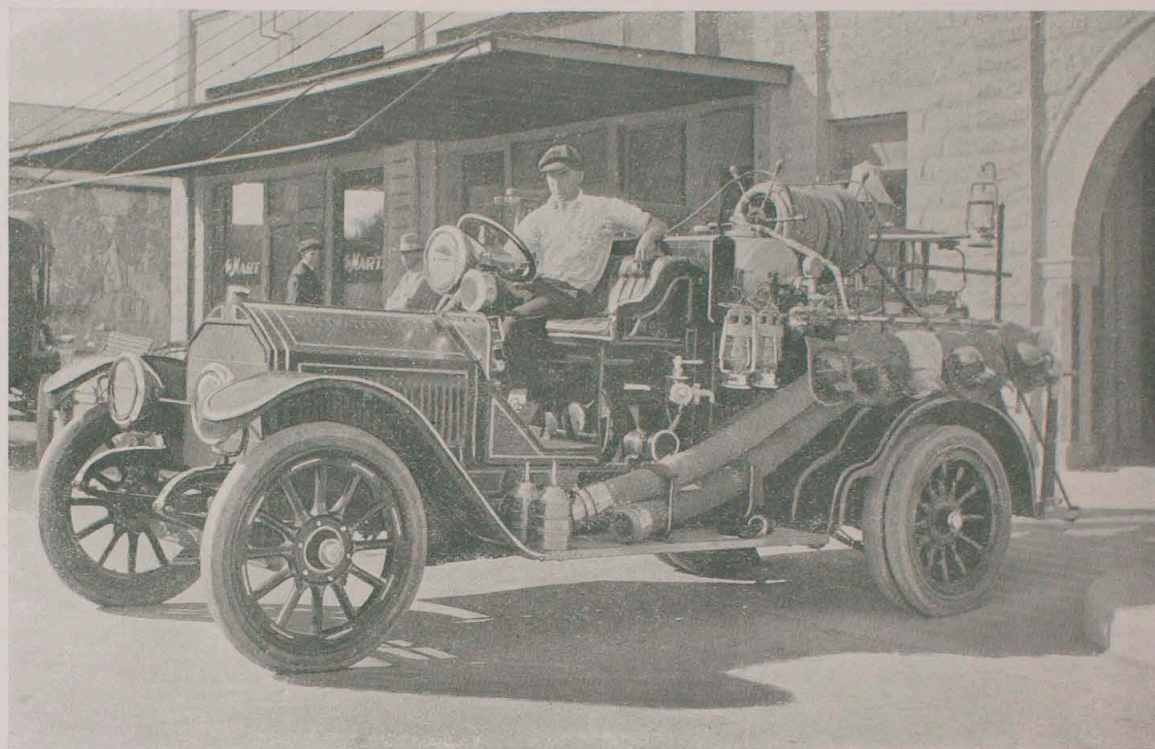
COTTON OIL MILL

PAID FIRE DEPARTMENT

Every city that continues its growth, must protect life and property. You will not find in any city of equal size a better fire department than you will find at Sweetwater. Statistics will show that Sweetwater's fire record is exceptionally good and because of that fact, insurance rates are low.



STEAM LAUNDRY



AUTOMOBILE FIRE ENGINE



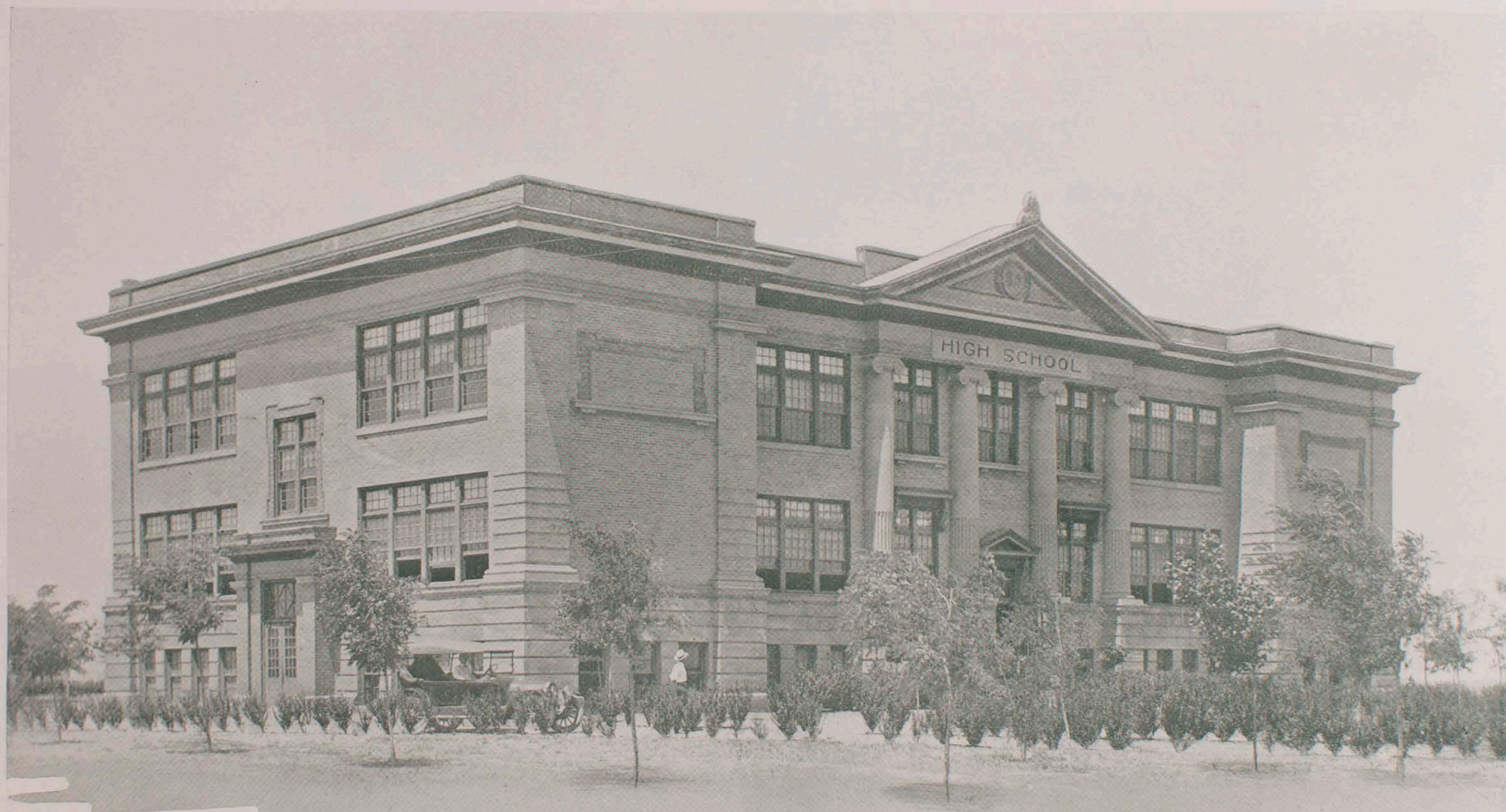
INTERIOR VIEW WESTERN WIND MILL CO. WHOLESALE MILL SUPPLIES



STREET SCENE. SHOOK RUBBER CO.

F. C. BENNETT

PUBLIC SCHOOLS

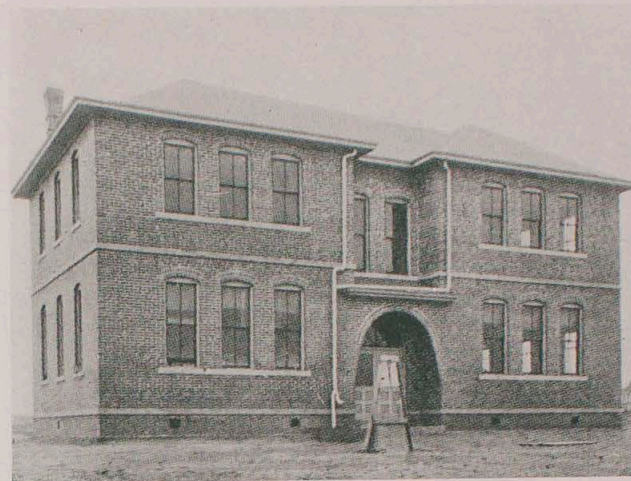


HIGH SCHOOL—ONE OF THE FINEST IN TEXAS

SWEETWATER
THE CITY OF OPPORTUNITY

SCHOOLS

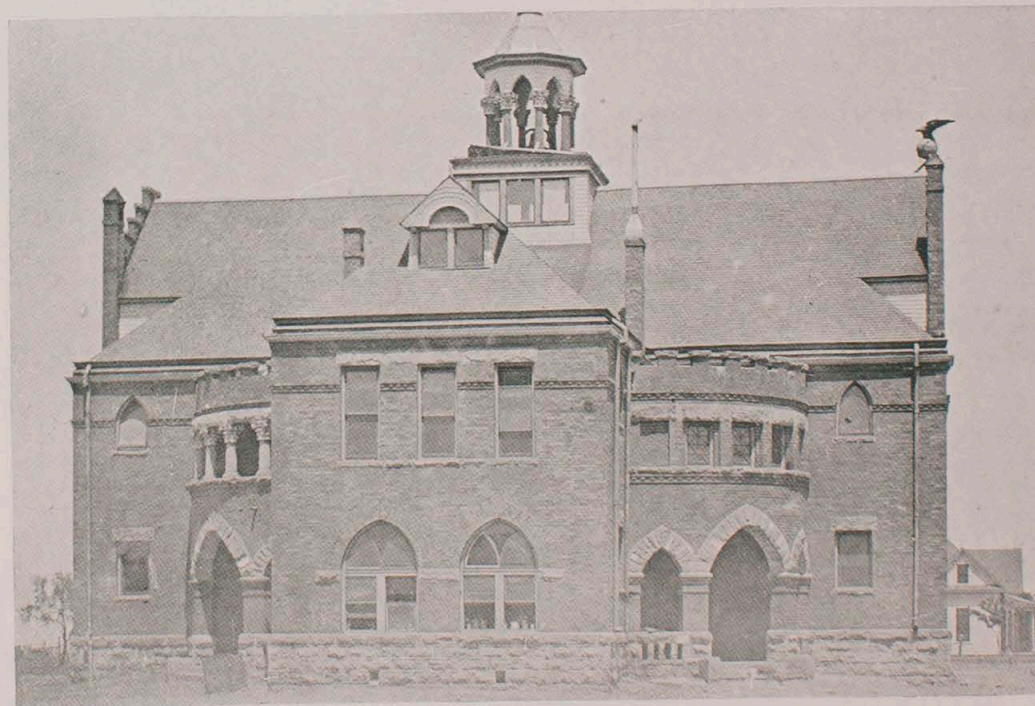
One of the most important factors in the development of any city, is schools, and Sweetwater may point with pride to her public schools. There is at Sweetwater one of the best high school buildings in the State of Texas, which is equipped with every convenience, and includes Domestic Science, Manual Training, Gymnasium, Swimming Pool, Laboratory and everything known in modern high school work. In addition to the high school, there are three splendid brick ward school buildings, known as the East Ward, the South Ward and the West Ward. The South Ward school building is only four blocks from the South Side Addition. The total scholastic census is about 1,600. Do not overlook the pictures of Sweetwater's High School and Ward Schools.



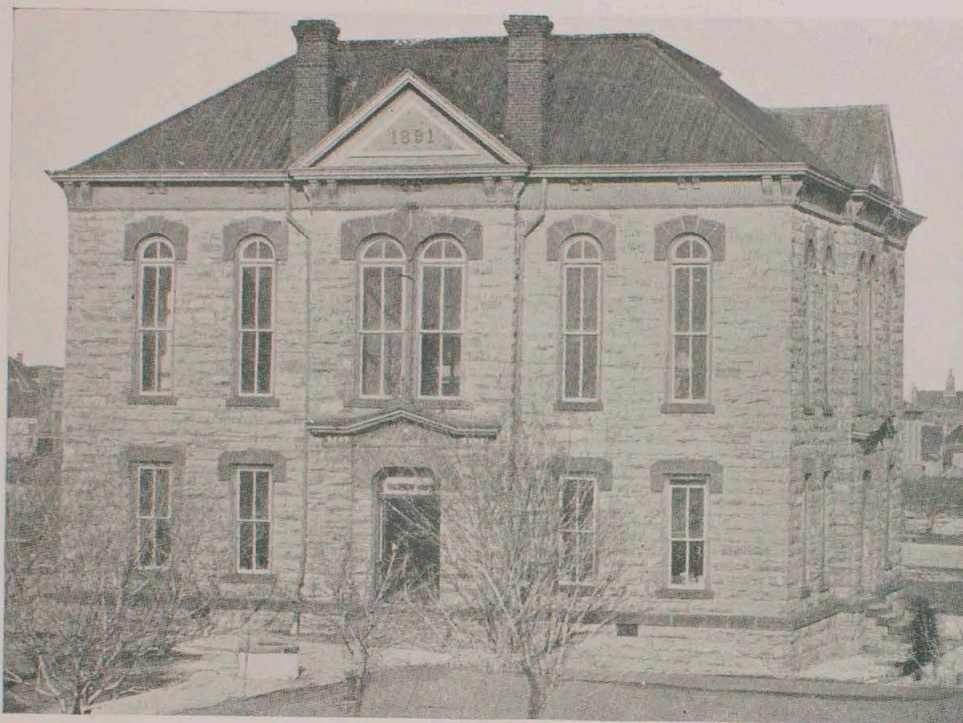
SOUTH WARD PUBLIC SCHOOL



WEST WARD PUBLIC SCHOOL



EAST WARD SCHOOL



"THE OLD COURT HOUSE"
The Bonds Have Been Voted—And The Plans Are Being Drawn For a New and Magnificent Court House

COUNTY SEAT

Sweetwater is the County Seat of Nolan County. The bonds have been voted and the architects are now at work on plans for a new, magnificent court house, on which work will begin within 60 days, which will be one of the finest court houses in the State. This book is printed just before the plans are adopted; therefore, a picture of the new court house is not shown, but it will be a beautiful structure. A photograph of the old court house is shown herein.

NOLAN COUNTY

Nolan County is one of the rich and rapidly developing Central West Texas counties, with a population of about 18,000, of which about 8,000 live in the city of Sweetwater. The following description is reproduced from the Texas Almanac and State Industrial Guide, which will give you a detailed description of Nolan County.

TEXAS COUNTIES.

317

NOLAN COUNTY.

Situated in Central West Texas; created from Bexar County in 1876 and organized in 1881; named for Nolan Expedition; area 828 square miles; population 11,999 in 1910 and 2,611 in 1900. Sweetwater, the county seat and chief city, had a population of 4,176 in 1910 and 670 in 1900. Roscoe and Hylton are other towns. It is served by the Texas and Pacific, Pecos and Northern Texas (Santa Fe), Kansas City, Mexico and Orient and the Roscoe, Snyder and Pacific Railroads.

The chief topographical feature is the high, rolling uplands, depressed at intervals into broad, level valleys, and occasionally spreading out into extended, nearly level plateaus. About one-half the area is covered with a scrubby growth of mesquite and post oak. Walnut, cottonwood, hackberry and elm are found along the streams. Sweetwater, Bitter, Silver, Champion, Valley, Fish, Killdagan and Mulberry Creeks furnish an abundance of water for stock. There are many springs, wells and reservoirs which supplement the stock water supply. The rainfall will approximate 24 inches per annum.

The soil is chiefly a reddish, dark loam, interspersed with areas of deep, black waxy lime land. For many years it has been one of the chief live stock raising sections of the State. The live stock interests are very extensive, but are in no way interfering with the development along agricultural lines.

Diversified farming is attracting a great deal of attention and is successfully practiced in the vicinity of Sweetwater and other market points. Cotton, corn, Kafir corn, sorghum and maize are the leading field crops. But little attention is given to the production of fruit, although many small orchards have demonstrated that fruit can be successfully grown.

Ranchmen of late years have devoted a great deal of time and attention to the improvement of their herds, and many blooded and graded animals are now found in all sections.

Sweetwater is one of the leading railroad centers of Central West Texas and is becoming prominent as an industrial and commercial city. The number of manufacturing industries is being constantly increased and the population of the city is growing rapidly. In the vicinity of this city are found large deposits of sulphate of lime, which is manufactured into cement plaster.

There are large deposits of fine building stone and road material. Leading citizens are devoting a great deal of attention to spreading information relative to the importance of the county's many natural resources and are inviting homeseekers. Large quantities of excellent land are on the market in various size tracts, and may be purchased at moderate prices.

NUECES COUNTY.

Situated on the southwest Gulf

"Copyrighted, 1914, by A. H. Belo & Co., Dallas, Texas. Reproduced by permission from the Texas Almanac and State Industrial Guide of 1914".

HOTELS

On account of Sweetwater's splendid railroad facilities, it is the best hotel town in Central West Texas. Sweetwater has eight

hotels; all doing a big business and frequently it is difficult to get a bed at any hotel in the city.



ALAMO HOTEL



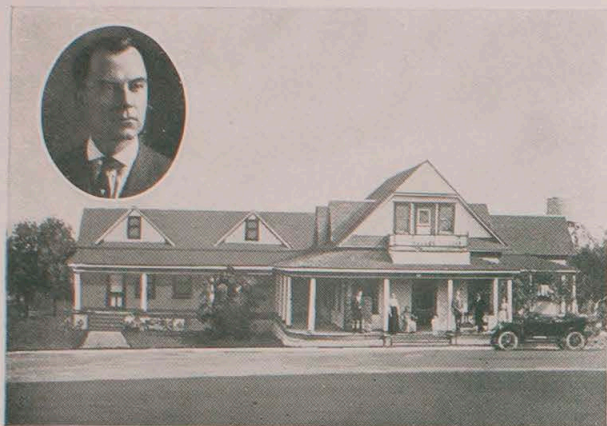
GROGAN HOTEL



MORGAN HOUSE



McLAIN HOUSE



GROGAN MINERAL WELLS
Dr. A. W. Canfill At Top

GROGAN WELLS SWEETWATER, TEXAS



"Where Health is Contagious"

THE LARGEST DRUGLESS INSTITUTION
IN THE SOUTH. THIRTEEN BUILDINGS

No Drugs

No Surgery



GROGAN MINERAL WELLS



GROGAN MINERAL WELLS

THE GROGAN MINERAL WELLS

The Grogan Mineral Wells is one of the biggest things at Sweetwater. This water is being shipped to all parts of the United States and is rapidly making Sweetwater famous. A number of photographs together with a few clippings and descriptive matter is shown herein.

THE ROAD TO HEALTH STARTS AT
GROGAN WELLS
SWEETWATER, TEXAS.
14,000 SATISFIED PATIENTS
TO PROVE IT



GROGAN MINERAL WELLS

SWEETWATER
THE CITY OF OPPORTUNITY

REPRODUCED FROM THEIR LITERATURE

Grogan Wells

And

Boone Institute of Massage

Sweetwater, Texas

GROGAN

The merits of Grogan Mineral Water are so well known and recognized by the thousands of people everywhere who have used it for all kinds of stomach, liver, kidney, blood, and bladder trouble and their allied ailments, and all forms of nervous troubles, over-worked and run down conditions of the body that it is unnecessary to write a pamphlet of this kind for the benefit of those who have used Grogan Water. Eczema of the worst forms has been permanently cured by bathing in this water.

The fact that Grogan Water is being shipped from the Pacific to the Atlantic, and from the Lakes to the Gulf is the highest testimonial of the universal recognition of the wonderful curative powers of Grogan Water.

Grogan is fast becoming a household word in every home and Grogan Water has proved a blessing to thousands. Grogan is a natural mineral water, prepared in the great laboratory of mother nature herself, to be used by children in restoring them to health, vigor and strength.

Physicians of Sweetwater, early recognizing the merits of Grogan Water, began to use it to their patients soon after it

THE FAMOUS GROGAN WELLS MINERAL WATER

SWEETWATER, TEXAS.

At this healthatorium we have used Grogan Mineral Water as an auxiliary in the treatment of 14,000 patients, and we have never lost a case.

Analysis Well No. 1.	
Chloride of Magnesia	92.201
Sulphate of Lime	30.530
Sulphate of Magnesia	484.326
Chloride of Sodium	323.082
Carbonate of Lime	71.423
Phosphate of Lime	31.233
Sulphate of Alumina	49.142
Sulphate of Soda	230.231
Silica	8.137
Total	14,203.05

Greatest rival of disease. Satisfaction guaranteed in your particular case or money cheerfully refunded.

We especially recommend this water for Rheumatism, Gastro-intestinal and all liver and kidney troubles. We have hundreds of testimonials from people who have derived incalculable benefits from the use of Grogan Wells water. This water is endorsed and prescribed by all the leading physicians of this city. It is especially recommended for all forms of indigestion and any condition which may arise from an impure blood stream.

Orders Filled Promptly.

Grogan Wells & Boone Institute of Massage

SWEETWATER, TEXAS.

DIRECTIONS FOR ORDERING AND USING

We ship GROGAN WELLS Mineral Water in five gallon jugs to any part of the United States for \$1.25, f. o. b., Sweetwater, and refund fifty cents on the return of the jug, which will be "dead-headed" back by the express companies. This is the cheapest and best way to buy this Famous Curative Water.

In drinking this water, we have found that best results are obtained by taking a glass upon retiring and a glass from twenty to thirty minutes before each meal. Increase or decrease the amount, according to the condition.

This water is now being shipped from the Atlantic to the Pacific, and from the Gulf to the Great Lakes. People who have used it are loudest in its praise. It affords relief where everything else has failed.

We maintain here a Healthatorium and Bath House, where the patients bathe in and drink the mineral water, and receive the benefits of Scientific Massage Treatment.

The place to rest and recuperate.

GROGAN WELLS & BOONE INSTITUTE OF MASSAGE
SWEETWATER, TEXAS.

SWEETWATER
THE CITY OF OPPORTUNITY

HEALTH IS CONTAGIOUS

AT
Grogan Wells
And
Boone Institute of Massage
Sweetwater, Texas

We have treated in this institution over 14,000 patients and have never lost a case.

Like Rip Van Winkle, some people are slow to awaken. When they do get their eyes open they find that the world has been progressing some while they were sleeping.

We are living in an enlightened age, an age in which PHYSICAL FITNESS and MENTAL FITNESS mean everything. The advancement made in all branches of science during the last few decades have been phenomenal. The people of all nations have become filled with a desire to GET AT THE FACTS and producing causes.

Scientific Massage, including all the essential movements of Osteopathy, Chiropractic and the Swedish Movements, stand today without a rival for number of persons successfully treated without the loss of a single case.

Calomel and quinine have had their day and are passing away. Typhoid fever is no longer treated by the best physicians with DRUGS but by careful NURSING and DIET. People are getting away from medicine everywhere and the best physicians use less medicine than ever before.

Men and women of the present day are so accustomed to sickness and suffering that many persons believe that disease is natural and consider it merely a part of human existence, but this is not true. There is nothing wrong with the human body as designed by Nature for its most perfect mechanism. It is the part of it

CHURCHES

Sweetwater has nine churches, representing the Baptist, Methodist, Christian, Presbyterian, Episcopal and Catholic.

SANITARIUMS

A modern, progressive city must have good doctors, good surgeons and first class sanitariums. Sweetwater has two modern, well equipped Sanitariums. Also the Grogan Mineral Wells, and strictly first class physicians and surgeons.



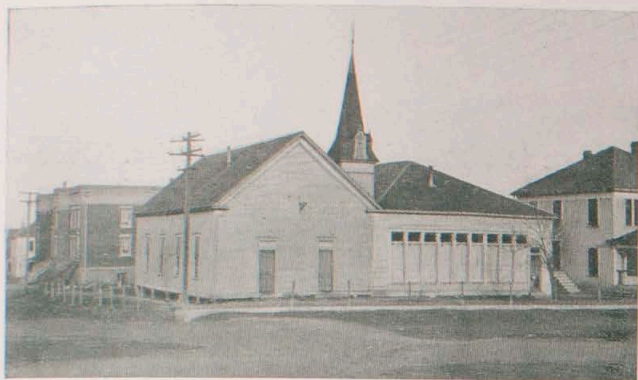
HEFNER SANITARIUM



IDLE HOURS ON THE LAKE



GIRLS CANNING CLUB



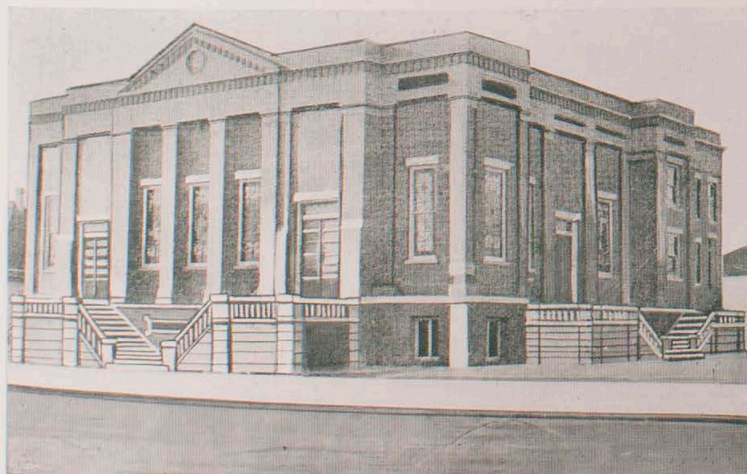
THE OLD FIRST BAPTIST CHURCH



FIRST PRESBYTERIAN CHURCH



FIRST CHRISTIAN CHURCH



FIRST METHODIST CHURCH



CATHOLIC CHURCH



CENTRAL PRESBYTERIAN CHURCH

POSTOFFICE BUSINESS

Nothing indicates the growth of a city more certainly than the volume of business done at the Postoffice. The annual business at the Sweetwater Postoffice this year will be about \$21,000.00, the past year exceeded \$17,000.00 and the previous year \$13,000.00; thus it

is shown that the annual increase is about \$4,000.00 per year. Over 10,000 sacks of mail passed through the Sweetwater Postoffice for transfer in one month.



INTERIOR VIEW OF THE POSTOFFICE

POSTOFFICE AND FEDERAL BUILDING

The government has bought a large and valuable lot at Sweetwater on the northeast corner of Court Square for a Postoffice and Federal building. A bill has been introduced in Congress and a similar bill in the Senate to build a Postoffice and Federal building at Sweetwater, and it is expected that a magnificent Federal building will be built at once.



VOLUME OF SWEETWATER BUSINESS



	LAST YEAR	THE YEAR BEFORE	GAIN
Annual Business of Banks.....	\$164,091,821.00	\$76,619,135.00	116%
Actual Railroad Receipts			
Freight and Passenger.....	1,072,853.00	699,101.84	53%
Express Co., Receipts.....	49,003.85	30,667.12	60%
Wholesale Houses Sales.....	2,003,782.38	1,148,909.24	75%

Increase last year over the previous year as follows:

Annual Business of Banks.....	116 per cent
Railroad Receipts	53 per cent
Express Co., Receipts.....	60 per cent
Wholesale Houses	75 per cent

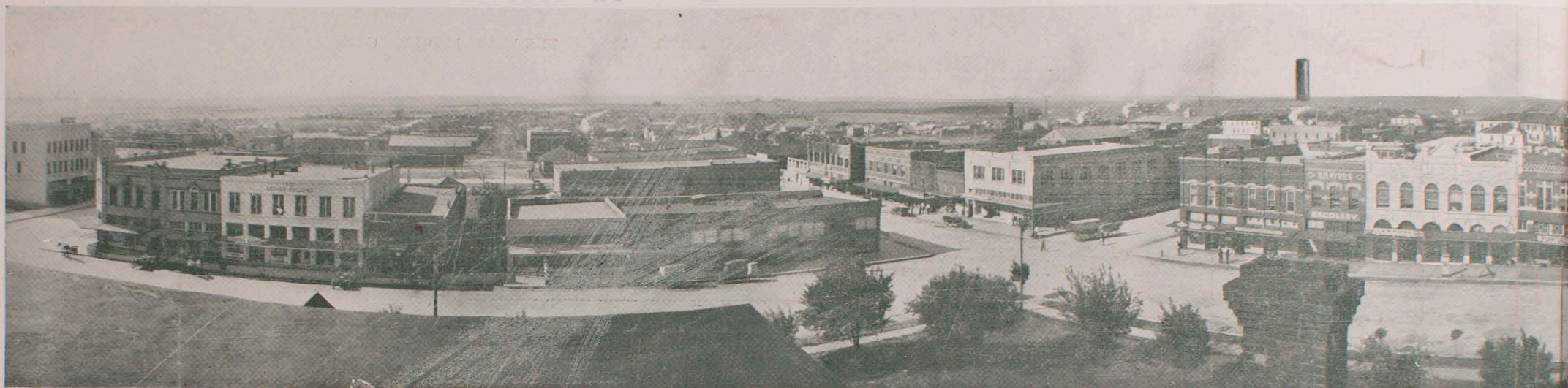
This increase while wonderful is only a natural result of the growth and development of Sweetwater. Her development has been steady and the foundation which has produced these startling figures has been made with the years. Central West Texas has a population of about 750,000 and when you take into consideration Sweetwater's geographical location; her railroad facilities and her low freight rates, you will understand why Sweetwater is the gateway to Central West Texas.



SIX CAR LOADS OF CHICKENS AND TURKEYS



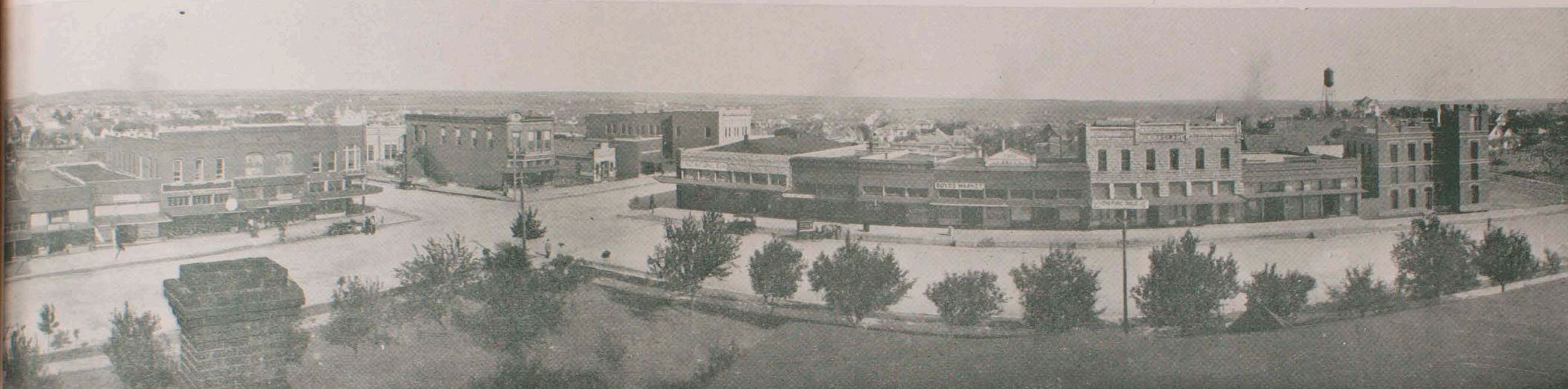
STREET SCENE. NOLAN COUNTY JAIL



A PORTION OF THE BUSINESS DISTRICT OF THE CITY OF SWEETWATER, TEXAS.



A PART OF THE CITY RESERVOIR. ENOUGH WATER TO SUPPLY A CITY OF FIFTY THOUSAND PEOPLE.



EVERY STREET IS PAVED. EVERY BUSINESS HOUSE IS BRICK OR STONE



OF FORTY THOUSAND PEOPLE. OVER FIFTY FEET DEEP AT THE DAM.



A CONVENTION OF MAXWELL AUTOMOBILE AGENTS IN

AUTOMOBILES



Sweetwater has beautiful paved streets; Sweetwater has magnificent pike roads; Sweetwater has a delightful climate with about 300 clear sunshiny days in the year; therefore, motoring is always delightful, and nearly every family owns a car. On account of Sweetwater's splendid railroad facilities, Sweetwater is the distributing center for automobiles in Central West Texas. Sweetwater is also an important station on the Southern National Highway.

FORM OF CITY GOVERNMENT



Sweetwater expects to be a large city and they know the importance of good city government; therefore, they adopted one of the best city charters in the State, by which the people elect three commissioners, one of whom is designated the Mayor, and these three men direct the entire city government and give to the people the best city government it is possible to give.

TAX RATE



The State and County tax rate last year was \$1.54½; the City tax rate was \$1.23, making a total for the State, County and City of \$2.77½. The property is valued for taxation at about sixty per cent of its value.

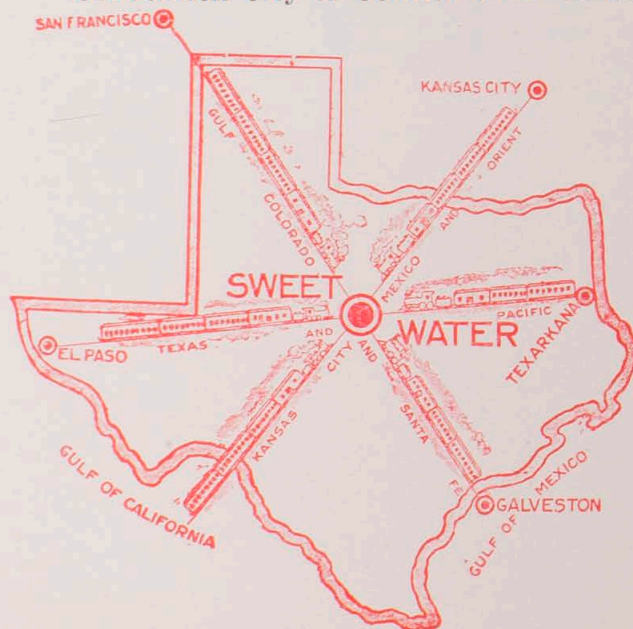




CENTRAL WEST TEXAS IN SESSION AT SWEETWATER.

A CONVENTION CITY

On account of Sweetwater's location and its splendid railroad facilities, it is the Convention City of Central West Texas.



OIL AND GAS DEVELOPMENTS



In and around Sweetwater, for many years, experts have claimed that they had discovered strong traces of Oil and Gas. The surface indications are excellent. Recently several experts selected a location just outside the city limits and a company has been formed to develop this property. It is expected that active operation will begin within a short time. This is only about one mile or a little more of the South Side Addition.

AGRICULTURAL AND MECHANICAL COLLEGE



A determined effort will be made to induce the next Legislature to locate and build at Sweetwater another Agricultural and Mechanical College. The Legislature will also be asked to locate and build at Sweetwater another State Normal School.



FREIGHT RATES

Sweetwater has the same freight rate from New York, Chicago, St. Louis, Kansas City and other northern and eastern cities that Dallas, Fort Worth, Houston and San Antonio has,

and for your information the following first class carload rates to Dallas and to Sweetwater is shown.

FIRST CLASS CARLOAD RATES

From New York to Dallas.....	172	From New York to Sweetwater.....	172
From Chicago to Dallas.....	167	From Chicago to Sweetwater.....	167
From St. Louis to Dallas.....	147	From St. Louis to Sweetwater.....	147
From Kansas City to Dallas.....	127	From Kansas City to Sweetwater.....	127

FIRST CLASS LOCAL RATES

Sweetwater has a lower freight rate to all other towns in Central West Texas than Dallas and other large wholesale cities have, which is shown by the following freight rates from Dallas and from Sweetwater.

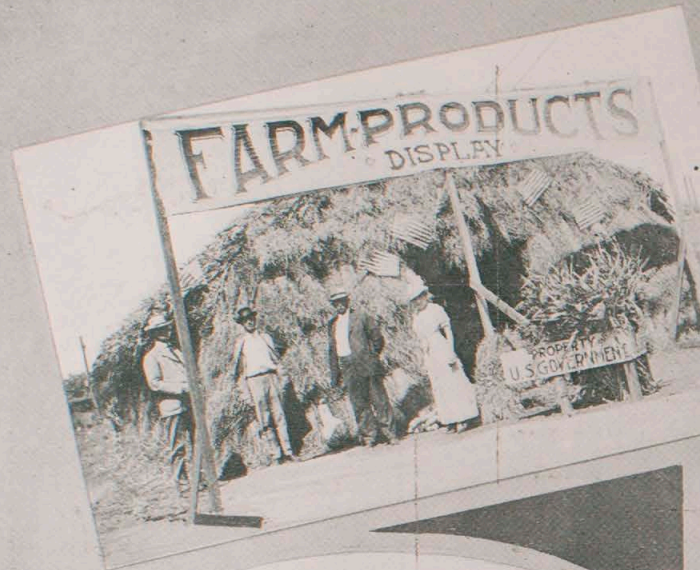
FROM SWEETWATER TO

Roscoe.....	13	Big Spring.....	32
Longworth.....	15	Knox City.....	36
Maryneal.....	16	San Angelo.....	36
Loraine.....	17	Post.....	38
Tyron.....	17	Coleman.....	39
McCauley.....	19	Santa Anna.....	42
Merkel.....	19	Midland.....	46
Colorado.....	20	Slaton.....	46
Blackwell.....	21	Mertzon.....	49
Hamlin.....	22	Brownwood.....	49
Snyder.....	23	Crowell.....	50
Abilene.....	24	Lubbock.....	51
Buffalo Gap.....	25	Tahoka.....	52
Bronte.....	25	Chillicothe.....	56
Sagerton.....	28	Lamesa.....	60
Tuscola.....	28	Plainview.....	63
Rule.....	31	Pecos.....	70

FROM DALLAS TO

Roscoe.....	79	Big Spring.....	80
Longworth.....	80	Knox City.....	80
Maryneal.....	80	San Angelo.....	80
Loraine.....	80	Post.....	83
Tyron.....	80	Coleman.....	78
McCauley.....	80	Santa Anna.....	77
Merkel.....	72	Midland.....	80
Colorado.....	80	Slaton.....	86
Blackwell.....	80	Mertzon.....	83
Hamlin.....	80	Brownwood.....	65
Snyder.....	80	Crowell.....	80
Abilene.....	69	Lubbock.....	87
Buffalo Gap.....	80	Tahoka.....	88
Bronte.....	80	Chillicothe.....	80
Sagerton.....	80	Lamesa.....	91
Tuscola.....	80	Plainview.....	88
Rule.....	80	Pecos.....	90

Sweetwater Products



NEWSPAPER CLIPPINGS

Sweetwater To Drill for Oil

The Sweetwater Oil and Gas Association have closed a contract with Mr. J. G. Nichols, recently from Smithville, Texas, wherein Mr. Nichols will have exclusive charge of the promotion and sale of the lots and lands owned by said association. We understand that the contract provides that after a limited number of lots are sold that there will be a deep well drilled on the property and it will be upon this guarantee that purchasers will be induced to purchase lots.

Experts say that oil in abundance exists under the ground here. A movement is on foot to find this valuable commodity.

Sixteen thousand population for Sweetwater by 1921 is the estimate made by Chief of Police W. R. Johnson. His figure is based upon the date of increase that has been steadily made for the last decade. Whether Chief Johnson's estimate is realized in full or not, it is evident that the town's growth has been steady and there is good reason to believe that the rate will be kept up if not improved upon.

Holmes Buys Fine Property

J. V. W. Holmes, president of the First National Bank, has purchased the corner lot of what is commonly known as the Baptist Parsonage property; on N. E. 3rd street. The part purchased by him is 80 feet front, the residence and 60 feet front being still retained by the church.

The deal has been pending for some time and was closed up last night when the church in conference voted to accept his offer and instructed the trustees to execute the deed. The consideration is \$1750. This is among the best residence property in the city and we understand Mr. Holmes expects to erect a nice home on it at a future date.

J. M. Hughes of Stamford was in the city on business today and had a pleasant visit.

Duchess de la Valliere by Miss G. W.

\$100,000 Bonds Carry.

Special to The Evening Journal.

Sweetwater, Texas, March 29.—By a vote of 699 to 445, the \$100,000 bond issue for the erection of a courthouse here carried in an election yesterday. Sweetwater voted 566 for and 53 against the proposition.

46. Nolan County has many miles of good roads. Her people are progressive and believe in doing the right thing.

FARMERS OF NOLAN COUNTY DIVERSIFYING

W. C. CALVERT ADVISES PUTTING
LEGS AND FEATHERS TO
FEED CROPS.

\$120,000 FROM TURKEYS

More Money Found in Producing
Poultry and Dairy Products
Than Growing Cotton.

BY CLARENCE DUBOSE.

Staff Special to The News.

Sweetwater, Texas, March 18.—"Put legs to your feed—and put feathers on it, too"—that is the advice W. C. Calvert, Nolan County demonstration agent, gives farmers of this section. And the advice is being accepted. "Feed with legs and feathers on it" may be found today on Sweetwater farms, where, in the past there was no such usage.

In other words, instead of raising all cotton, selling that crop, and from the proceeds buying feed for their teams and meat and food for the family, the farmers here have commenced to grow small grain and general feed crops much more extensively; to turn that feed into hogs, milch cows and chickens; to sell milk, butter, eggs and meat—having their cotton left as a surplus money crop.

\$120,000 From Turkeys.

It is estimated by Sweetwater business men who are in touch with the produce movement that since Jan. 1 there have been shipped from this point nine cars of live chickens, bringing \$3,000 per car to the farmers, in round numbers; two cars of dressed chickens, also bringing about \$3,000 per car to the producer; seven cars of eggs, bringing \$1,800 per car. Last fall Sweetwater shipped thirty-two cars of dressed turkeys, or 64,000 head, to Eastern markets, for the Thanksgiving-Christmas season, approximating \$114,000 to the producers. The feathers sold for \$6,000, so the Sweetwater turkey crop really represented \$120,000. These figures were compiled by Thomas F. Hodge, secretary of the Chamber of Commerce, an organization that is active in urging diversification, and which has recently launched a movement which seeks the establishment of a State Agricultural and Mechanical College in West Texas. Commercial organizations of towns throughout West Texas have evidenced much interest in this idea. One hears many ex-

pressions to the effect that West Texas offers an especial and peculiar field, agriculturally, and that it should have a college out here devoted exclusively to the needs of this country.

George W. Hawkins Jr., whose farm is twenty-five miles southeast of Sweetwater, finds that "our grocery bill is paid as we go along; our cream bill pays the grocery bill." He made this discovery last year, for the very simple

\$85 Per Month From Six Cows.

Last year Mr. Brand says he averaged \$85 per month from six cows, selling cream to the local station. Cream is bringing him about \$8.50 per week now, and "if I'd turn all my attention to it I could beat that," he adds.

"I feed all the skim milk to hogs," he said. "That's where the money comes in. I killed 5,200 pounds of hogs this winter, and the thirty hogs I had last year were the increase of a couple of gilts in one year. I've always made my own meat—I was raised to do that, and I can't understand a farmer not doing so."

The organization of girls' canning clubs by Miss Imogene Neely and the accompanying increase in the growing of vegetables and small truck gardens has done much during the last couple of years to cause real "living at home" around here.

Sweetwater has paved streets and ornamental lights and a waterworks system and any number of points to which it may well point with pride—and does—but the thing it most congratulates itself upon is that the surrounding country is learning to live at home, and to diversify, to put legs and feathers on its feed, because Sweetwater knows that more development will follow such rural improvement.

Shipping Car Mineral Water

A full car load of the famous Grogan Mineral Water is being shipped out to Ft. Worth today. The shipment was purchased by a wholesale Drug firm and will in turn be shipped thruout the south. The Grogan Mineral Water is rapidly forging to the front and it would be surprising to very many of our people to know the enormous amount of this water that is being constantly shipped to other points. The Grogan Wells are destined to do their full part in making Sweetwater famous.

PIKE ROADS

Nothing adds to the development of a country more than good roads. Sweetwater has built in all directions good pike roads, opening up miles and miles of territory that never before had gone to

Sweetwater, and Sweetwater's good roads are bringing to the city thousands of dollars annually that otherwise would not go and is rapidly making Sweetwater a city.

PAVED STREETS

Sweetwater is never backward. It is always progressive and no better proof of this statement can be had, than a drive over the magnificent paved streets of Sweetwater. At the present time there

is about 80 blocks of paved streets and it is the purpose of the people to continue the paving as rapidly as possible until practically every street will be paved.



INTERIOR VIEW OF THE HOUSEHOLD FURNITURE COMPANY

TEXAS

Every man has a chance to buy and pay for a good home in Texas and thousands of men have come to Texas and got rich, who would have died poor men if they had remained in the old states. A man's possibilities in Texas are unlimited.

Texas is the fastest growing State in the United States and these figures are given in order that you may realize how rapidly the State is increasing in population.

Texas is the largest State in the Union, containing an area of 265,896 square miles.

According to the last census of the United States taken in 1910, Texas was the fifth largest State in the Union in point of population, having 3,896,542, which shows an increase of 847,832 persons in 10 years or a little more than 27% over the census of 1900.

According to the census of 1900, Rhode Island, had 508 people to the square mile; Massachusetts, 418; New Jersey, 337; Connecticut, 231; New York, 191, and all of the older states following in a similar order, while Texas only had 14 people to the square mile; therefore, you can realize how many millions of people may be added to the population of Texas, before Texas will be settled as densely as Rhode Island, Massachusetts and the older states.

Texas has 15,283.59 miles of railroads. According to the last statistics available, Texas produced in 1911, \$18,817,304.00 in minerals. According to the same statistics Texas produced in Cotton, Corn, Oats, Hay, Wheat, Rice, Potatoes, Barley, Tobacco and Rye, \$320,444,000.00.

During the last few years many new oil fields have been developed in Texas and while no statistics are available, Texas today ranks well up at the top in the production of oil and gas and a great amount of work is being done in all parts of the State, boring for oil and gas.

Texas has many large and valuable deposits of iron ore, which is now beginning to be developed and Texas bids fair to become one of the greatest iron producing States of the Union.

According to the last statistics available, Texas produced in 1912, the following grand total of \$553,250,000.00 in agricultural products, of which cotton amounted to \$281,740,000.00.

The total money investment in manufacturing enterprises in Texas, according to the last statistics was \$216,876,000.00, as compared with \$115,665,000.00 five years previously, showing the marvelous increase of 87.5% in five years, establishing the fact that Texas is rapidly becoming a manufacturing State.



PAVED STREET SCENE



PAVED STREET SCENE

AVERAGE MEAN TEMPERATURE

According to the United States Weather Bureau the average mean temperature at Sweetwater is 64.5 deg., as follows by months:

January, 44.3 deg.; February, 46.2 deg.; March, 56.3 deg.; April, 64.7 deg.; May, 72.0 deg.; June, 78.9 deg.; July, 82.0 deg.; August, 81.8 deg.; September, 75.2 deg.; October, 67.9 deg.; November, 56.0 deg.; December, 49.0 deg.

Average annual mean 64.5 deg.

RAIN-FALL

According to the statistics of the United States Weather Bureau the normal rain-fall at Sweetwater is about 25 inches per year, as shown by the following figures by months:

January, .90 in.; February, 1.08 in.; March, 1.38 in.; April, 2.28 in.; May, 3.72 in.; June, 3.17 in.; July, 2.40 in.; August, 1.97 in.; September, 3.14 in.; October, 2.33 in.; November, 1.24 in.; December, 1.13 in.

Annual 24.71 inches.



INTERIOR VIEW OF "HUBBARDS" STORE

ALTITUDE

Sweetwater is 2,200 feet above sea level, which is not too high, and is absolutely free from all malaria. The air is delightful, the breeze is pleasant and every breath of air is pure and invigorating.

If you live in a low altitude and you do not feel strong and vigorous, go to Sweetwater and enjoy that delightful climate for a year and you will feel like a new man.

CLIMATE

The climate at Sweetwater is almost as good as may be found in the United States. There is absolutely no malaria; there is no extreme heat; there is no extreme cold; there is about 300 clear, sunny days in the year, it is possible to work outdoors practically every day in the year. On account of the altitude, the air is very invigorating and

very beneficial to those who do not enjoy the best of health in many other localities. The average rainfall for the past ten years is 25 inches, most of which falls during the growing season. The winters are proverbially dry and the Sweetwater country is a "Land of Sunshine."



INTERIOR VIEW OF THE PALACE DRUG STORE



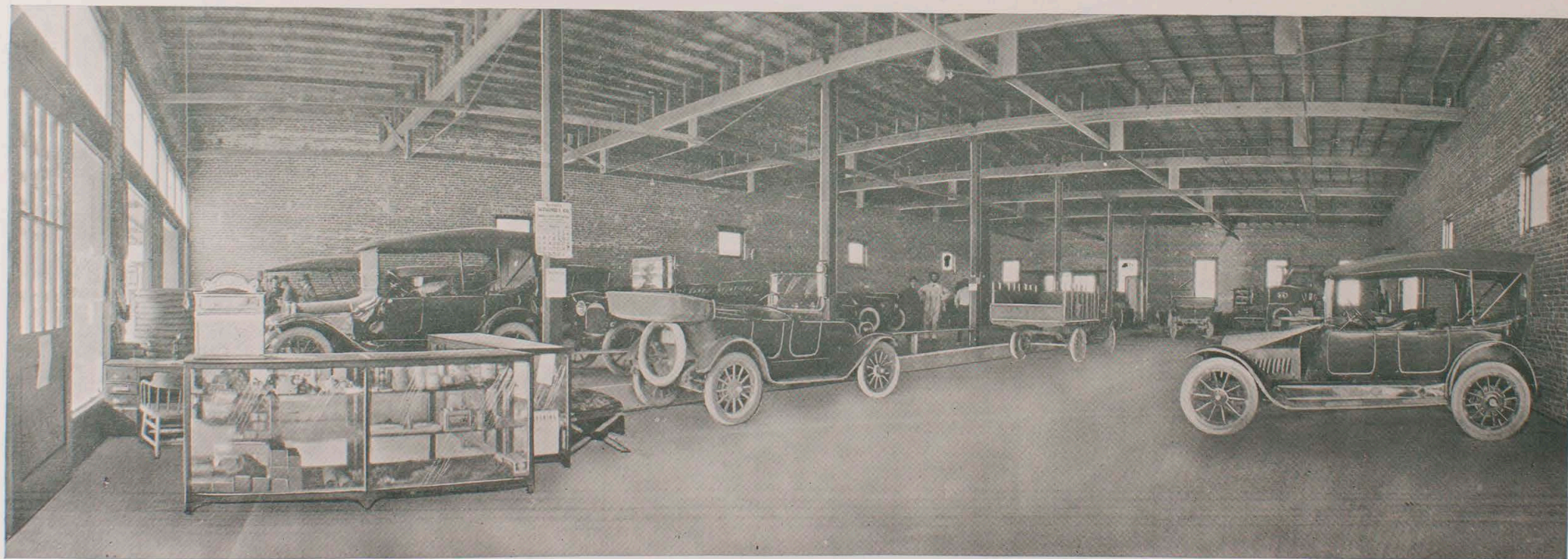
PAVED STREET SCENE



PIKE ROAD



PIKE ROAD

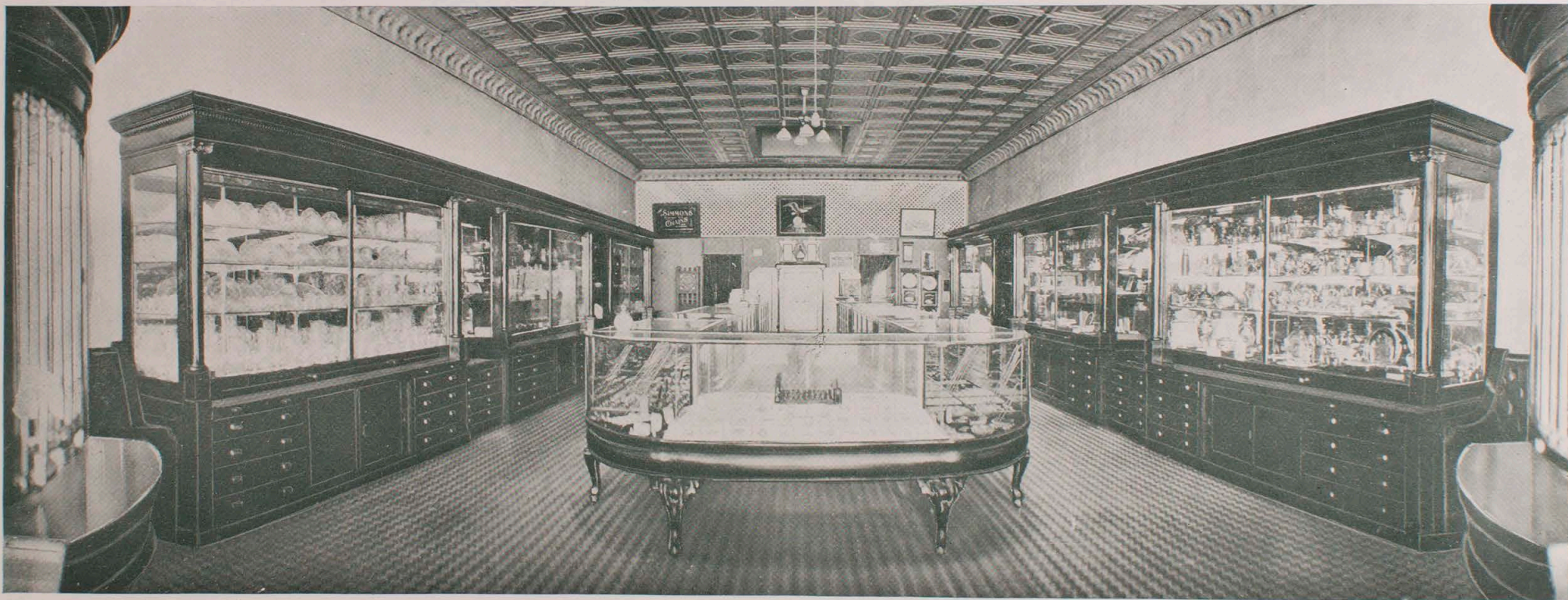


INTERIOR VIEW OF THE "CITY GARAGE"

BUSINESS HOUSES

Every store and practically every business house in the city of Sweetwater is a modern brick or stone structure and you will find in Sweetwater as modern, progressive, up-to-date stores as you will find in any average city.

In order that you may see with your own eyes the character of stores and the stocks of goods which they carry, a number of interior photographs of Sweetwater's business houses are shown in this book.



INTERIOR VIEW OF J. P. MAJORS JEWELRY STORE

BE A PARTNER IN SWEETWATER'S PROSPERITY

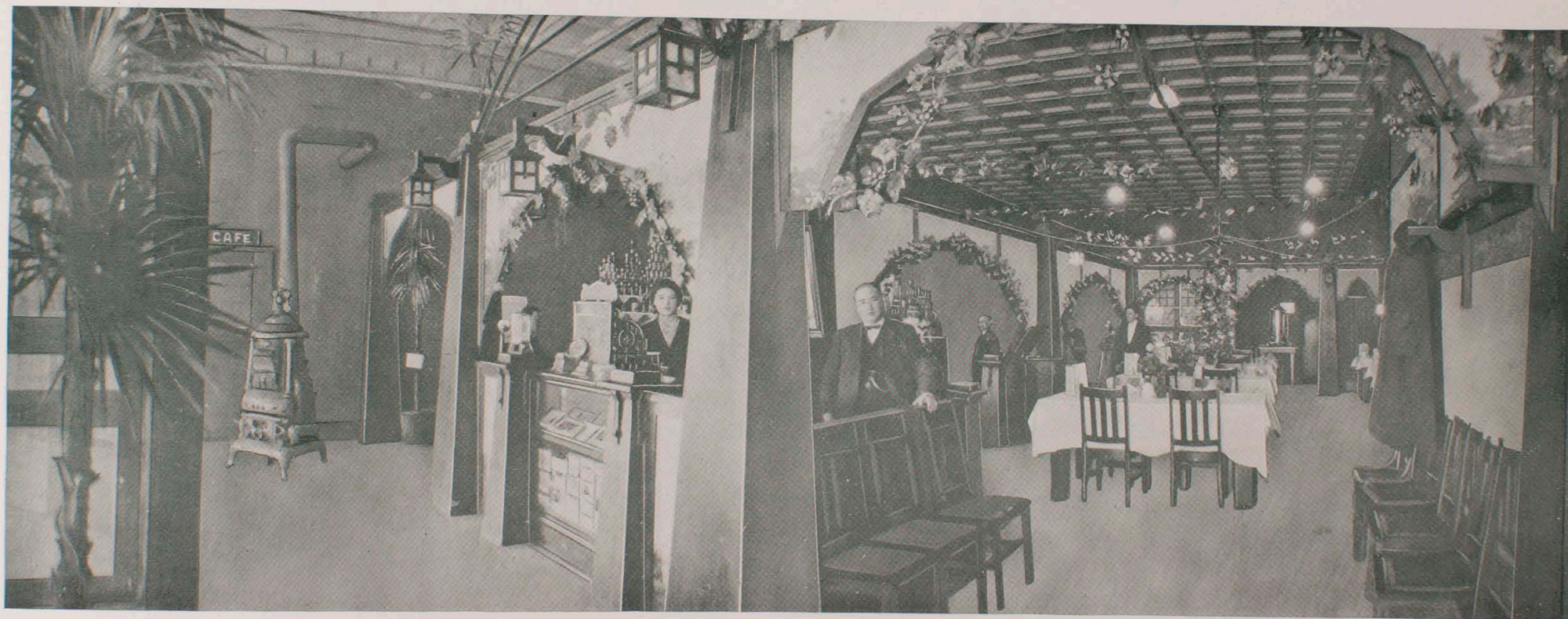
Take advantage of the opportunity to share in the profit that will be made off of the increase in value of real estate in Sweetwater during the next ten years. *Be a partner.*

PARKS

The city has purchased 25 acres more land joining the city lake south of town, which will be made into a "City Park" of 70 acres. A bridge will be built across the lake and a driveway encircling the lake, connecting with the streets and creating a belt line drive.

Trees, flowers and shrubbery will be planted and the park, in all respects, beautified.

Do not overlook the fact that the South Side Addition is the closest property in the city proper to the city lake and this park.



INTERIOR VIEW OF THE COZY CAFE

DON'T BE SKEPTICAL

Do not be skeptical of the opinion of men who have made money and become wealthy by the increase in value of city property and

land. It will pay you to follow their example and buy a Sweetwater lot and 40 acres of Brewster County land.

PROVEN FACTS

More people have lost money and failed in the mercantile business than on the purchase of real estate and land.

More people have lost money and failed in the banking business than those who bought land and city property.

More people have lost money and failed in manufacturing than on the investment in good real estate.

More people have lost money and failed in farming than those who bought land.

No line of business can show a better percentage of success and no other business can show such enormous profits as have been made off of the investment in suburban city property and land.



INTERIOR VIEW OF CHARLES L. GASS' STORE

CERTAINTY

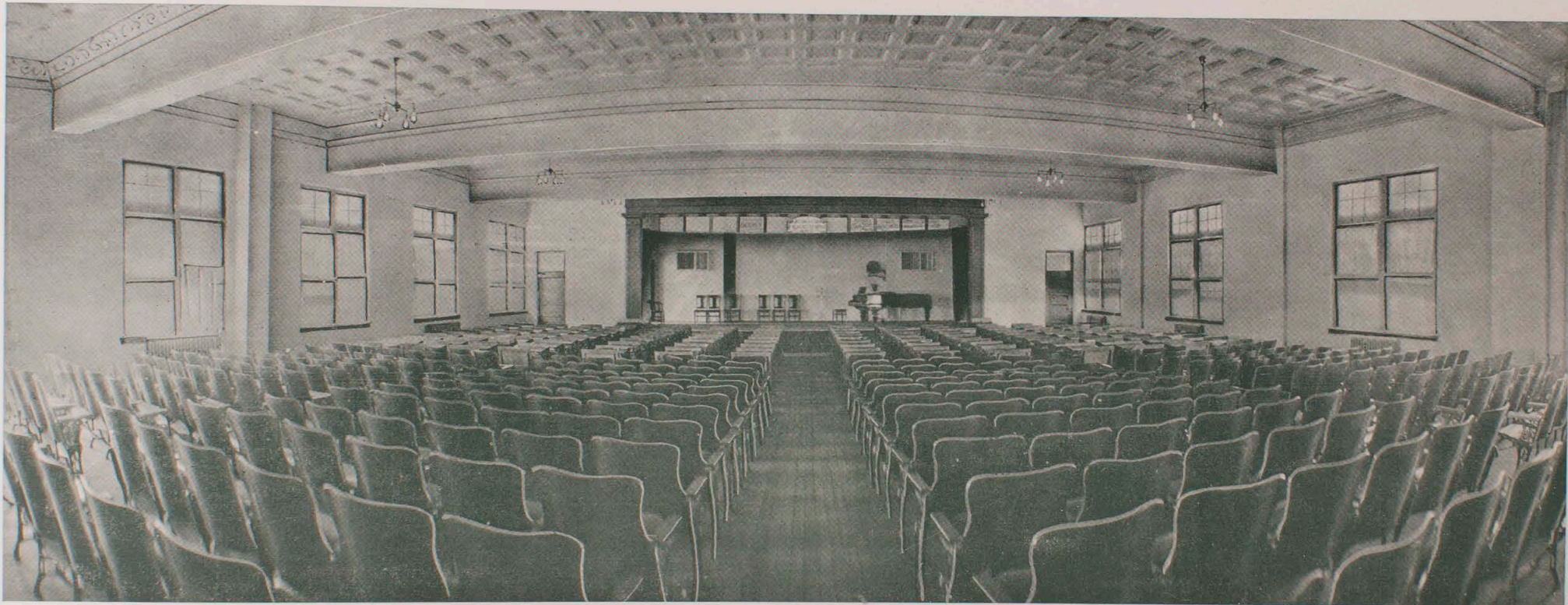
My proposition is one that you may with certainty accept. I own the lots and the land which I am selling and at the price and on the terms which I am giving, it will prove the best investment that you

can make. A small investment like this at the right time and in the right place, has been the foundation on which many of our rich men started.

MONEY MAKES MONEY

It is not labor that makes money, it is money that makes money. Money properly invested makes money while you sleep; it works night and day, Sundays as well as other days. It observes no holidays;

it has no office hours; it takes no vacation and is never laid off for strikes, lockouts or repairs, in fact, the whistle never blows for money to cease making money.



INTERIOR VIEW OF HIGH SCHOOL AUDITORIUM

REAL ESTATE

Real estate is the foundation of all wealth, there is no value more substantial, than real estate value, none more proof against thieves and none more secure against the wiles of the speculator. If you follow certain hard and fast rules in the purchase of real estate, you

cannot be misled. As a city grows larger real estate values increase and the men in every city who make the most money, are men who buy real estate.



THIS IS A CONVENTION OF PIONEER CATTLEMEN IN

DO YOU REALIZE

That more than four million men and women in the State of Texas are struggling in the pursuit of wealth and happiness? Do you realize that a million children are to day growing up to take their place in the struggle? Do you realize that great masses of people attract more people and that Texas is adding thousands every year to the population already here?

Do you realize that men living today have seen a nation sweep across the continent and that when these men were boys there wasn't

much of the United States west of the Mississippi River and but a few decades ago, such cities as St. Louis, Minneapolis, St. Paul, Seattle, San Francisco, Los Angeles, Denver, Kansas City, Dallas, Houston, San Antonio and Fort Worth, were villages or cow-tracks? Do you realize that all of this has been done within the span of a man's life time?

What has happened in the past will be repeated in the future.

Think it over and when you think, act.

84-1-2711



CENTRAL WEST TEXAS IN A REUNION AT SWEETWATER

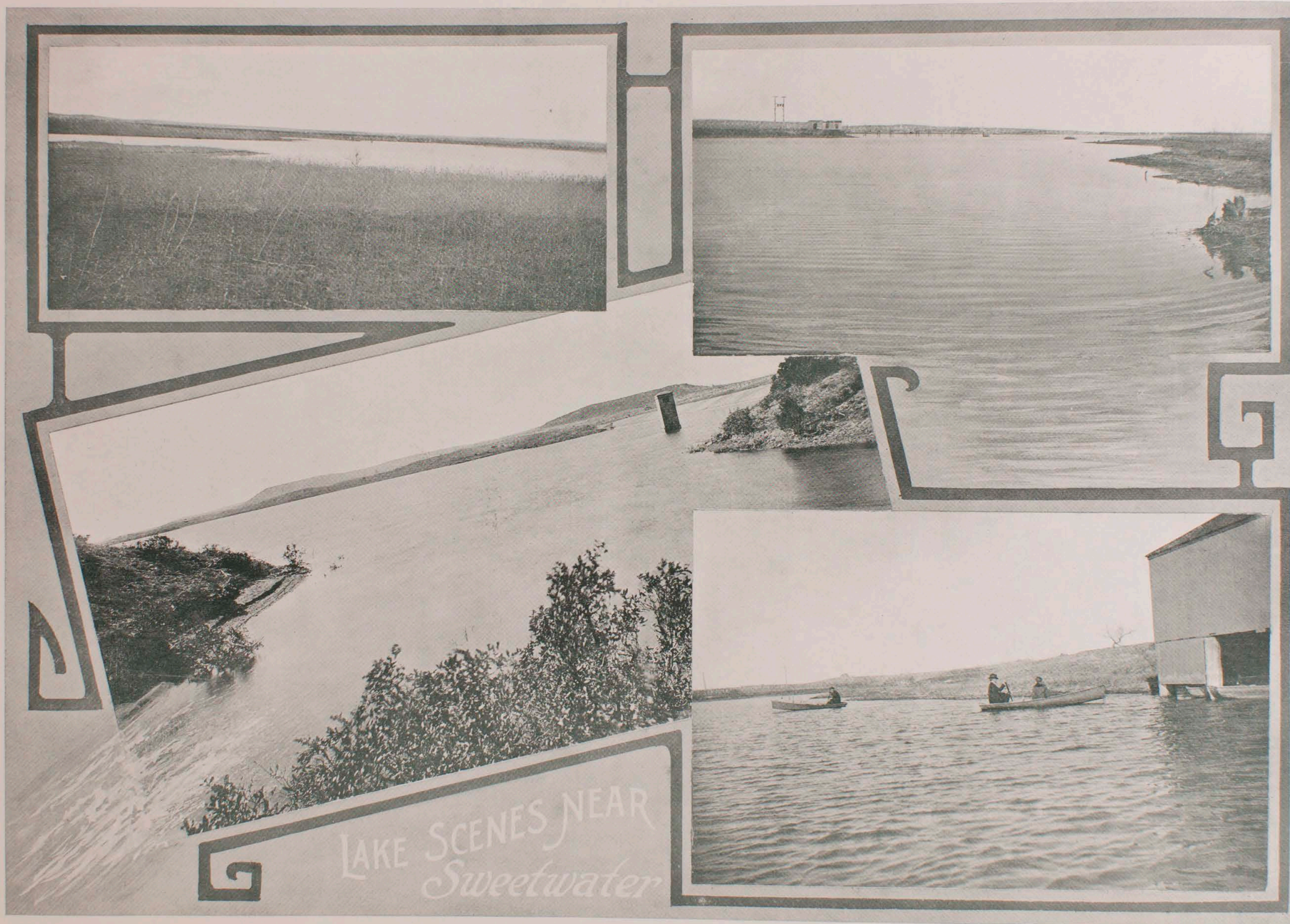
FIVE DOLLARS

How many people do you know who do not "waste or spend" foolishly in one way or another as much or more than \$5.00 every month in the year? How many people do you know who could not easily save out of their living expenses as much or more than \$5.00 every month? Five Dollars properly invested every month will in the course of a few years prove to be the nucleus of a small fortune and the average man would scarcely realize how or when he got it. When a man becomes a real estate owner he is taking the foundation

step to fortune and becomes a better citizen, a better man, a better husband and a better father than the man who owns no real estate.

Do not continue year after year spending all you make when you can easily save and not miss \$5.00 per month. You now have the opportunity to buy a beautiful residence lot in the city of Sweetwater, with 40 acres of land in Brewster County, Texas, on terms of \$10.00 cash and \$5.00 per month, without a cent of interest.

Be honest with yourself. Be fair to your family and invest \$5.00 per month in this property.

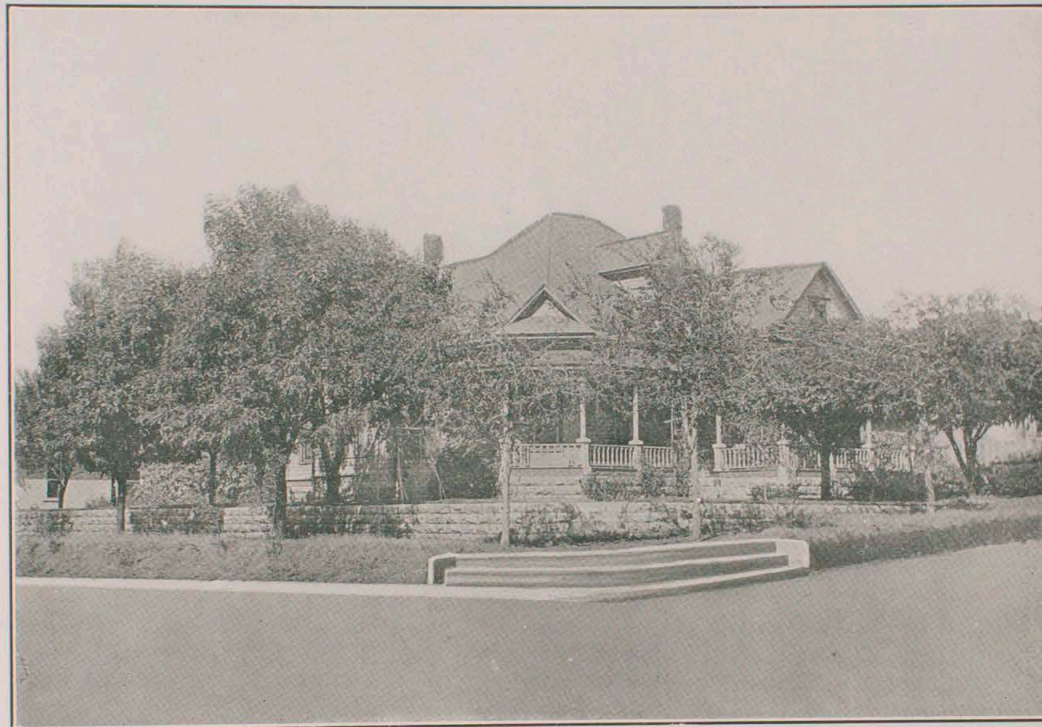


LAKE SCENES NEAR
Sweetwater

BEAUTIFUL HOMES

Sweetwater is a city of beautiful homes. You will find in this book a great many photographs of Sweetwater homes, which you may see and judge for yourself. Your particular attention is called to the

homes of Thomas Trammell, A. H. Herring, Manse Woods, R. L. McCauley and others which are right near the South Side Addition.



HOME OF Wm. WIGHT



HOME OF JUDGE ELLIS DOUTHIT



HOME OF F. G. ROBERTSON

F. C. BENNETT



HOME OF JUDGE R. A. RAGLAND



HOME OF B. A. TRAMMELL



HOME OF R. S. BAXTEX



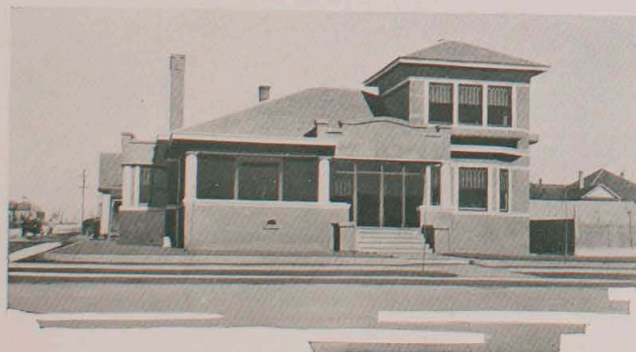
HOME OF J. A. J. BRADFORD



HOME OF J. W. MINGUS



HOME OF JUDGE J. H. BEALL



HOME OF B. L. McDONALD



HOME OF W. T. TRAMMELL



HOME OF JUDGE J. J. FORD
On the South Side Addition

SWEETWATER
THE CITY OF OPPORTUNITY

F. C. BENNETT



HOME OF JUDGE W. W. BEALL



HOME OF J. H. SNELL



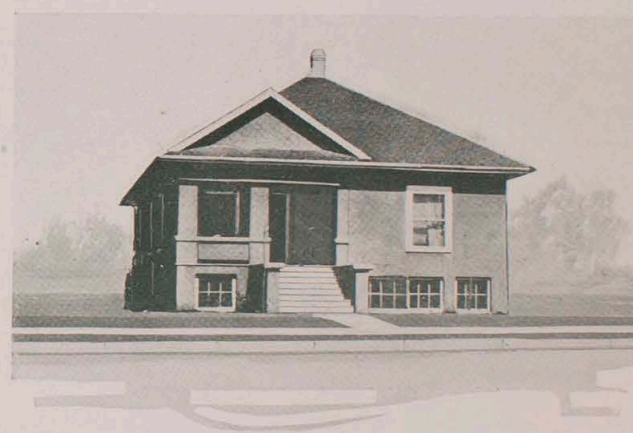
HOME OF JUDGE E. J. HAMNER



HOME OF D. TRAMMELL



HOME OF S. D. MYRES



HOME OF PAUL SORENSON



HOME OF DR. A. J. WIMBERLY



STREET SCENE



HOME OF JUDGE A. B. YANTIS

F. C. BENNETT



HOME OF DR. A. A. CHAPMAN



HOME OF J. D. DULANEY



HOME OF MRS. J. F. NEWMAN



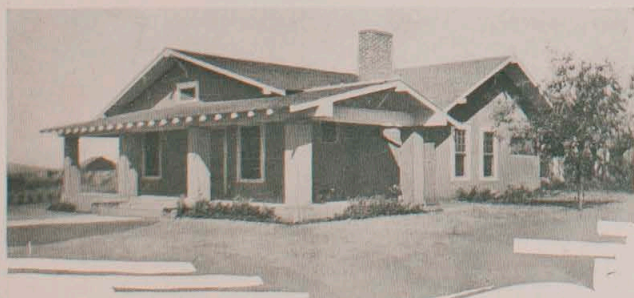
HOME OF DR. L. O. DUDGEON



HOME OF F. G. ROBERTSON



HOME OF DR. B. F. ARCHER



HOME OF DR. K. M. HODGES



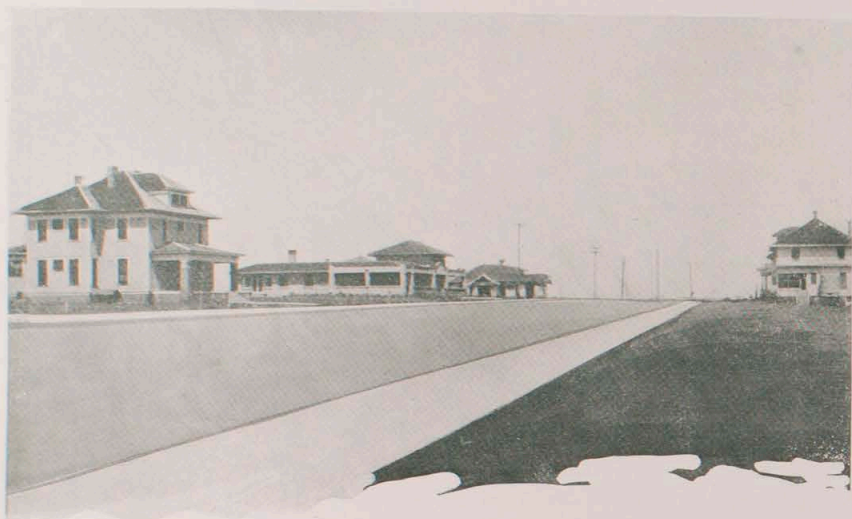
COUNTRY SCENE



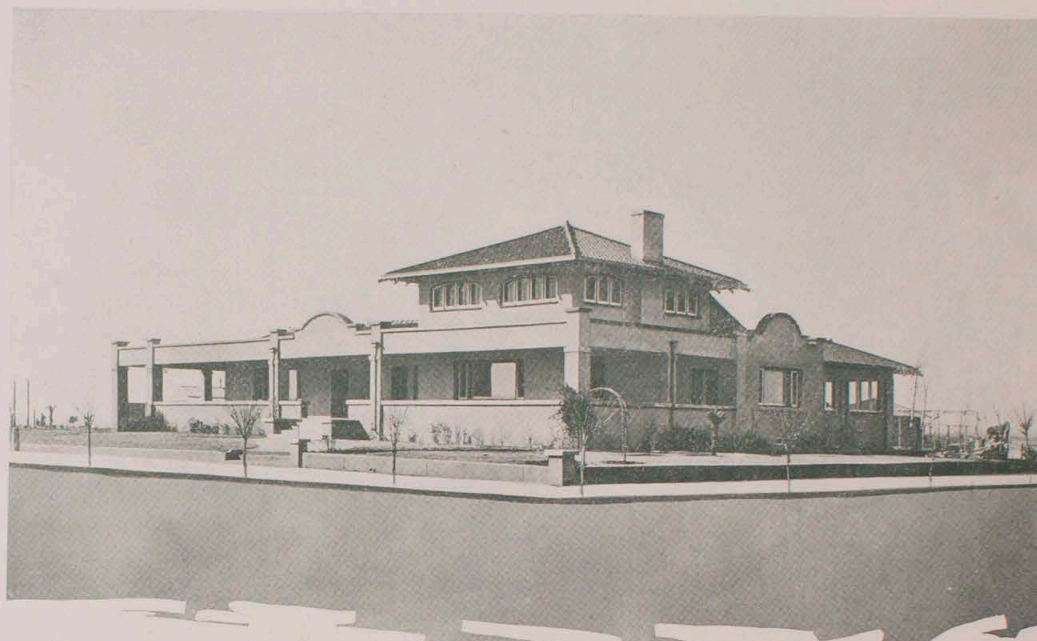
HOME OF HON. R. L. McCAULEY
Right Near the South Side Addition

SWEETWATER
THE CITY OF OPPORTUNITY

Photographs of improved property right at
and joining the South Side Addition.



STREET SCENE. NORTH OF THE SOUTH SIDE ADDITION



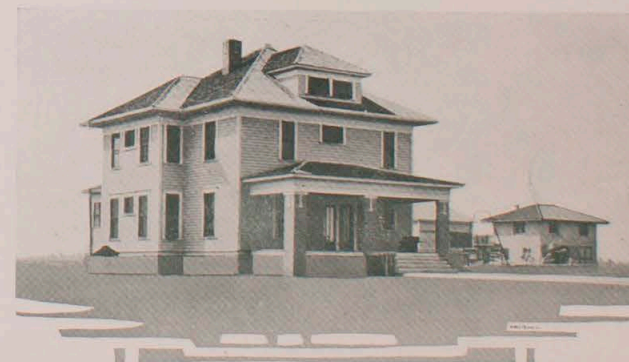
HOME OF THOMAS TRAMMELL, A BANKER, COST ABOUT \$25,000.00
1½ Blocks North of the South Side Addition



PROPERTY OF HON. R. L. McCAULEY
Right Near the South Side Addition



HOME OF MANSE WOODS
1½ Blocks North of the South Side Addition



HOME OF A. H. HERRING
1 Block North of the South Side Addition

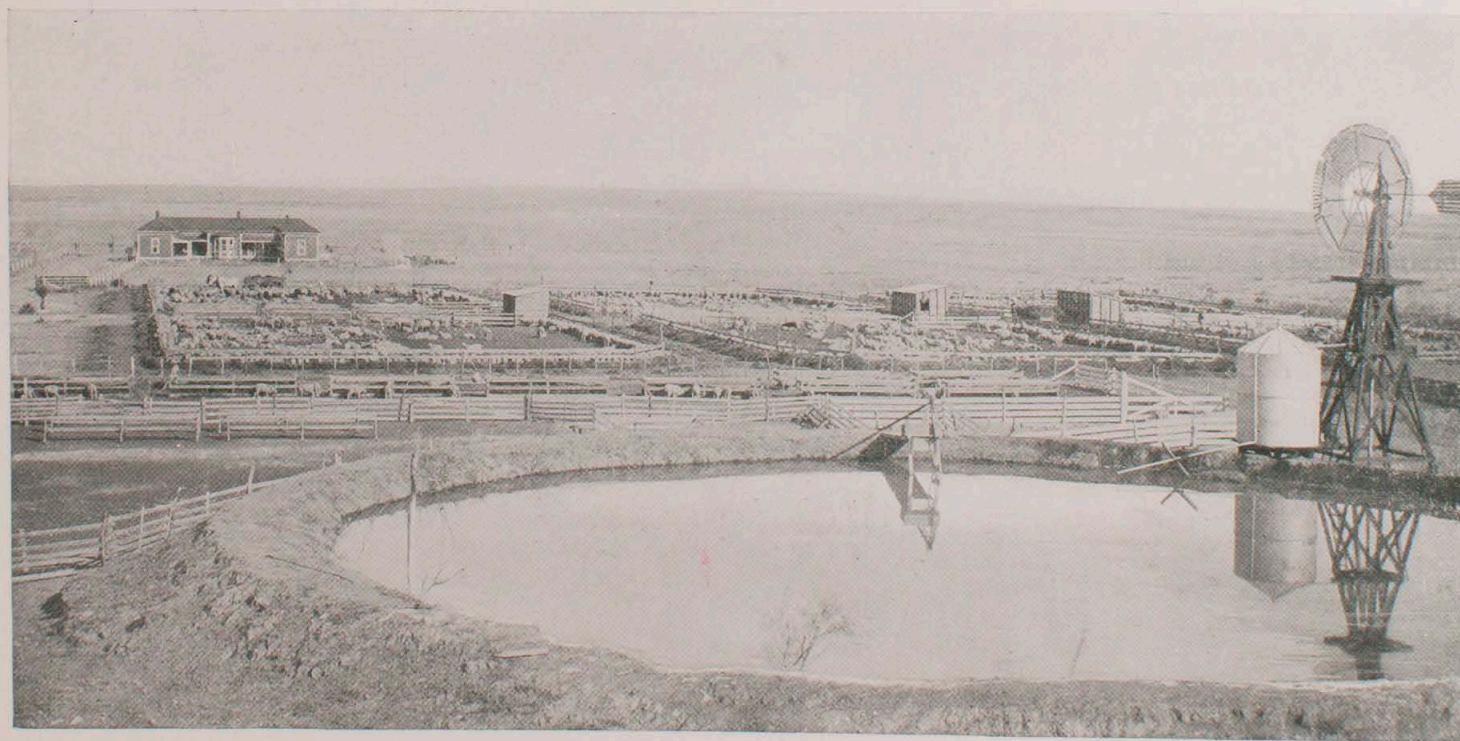
AGRICULTURE AND LIVE STOCK

Central West Texas is distinctly an agricultural and stock farming country and in Nolan County, diversified farming is the rule and not the exception. The United States Agricultural Department has stationed a Farm Demonstrator at Sweetwater, to direct the farmers of Nolan County in better farming. There is at Sweetwater a Farmers Institute; a Warehouse and Marketing Association; a Farmers Bonded Warehouse, and a Demonstrator in Extension Work.

The immense forage crops grown in the Sweetwater country,

in connection with the products of the oil mill makes Sweetwater an ideal feeding point. One party recently fed 4,000 head of cattle at Sweetwater. Shipments of hogs go to the Fort Worth markets, almost weekly and frequently top the market. Two Sweetwater "White Face Breeders" recently took \$400.00 in prizes at the Fort Worth Fat Stock Show against the strongest competition.

There is no better stock farming country in the world than the Sweetwater country.



CATTLE RANCH

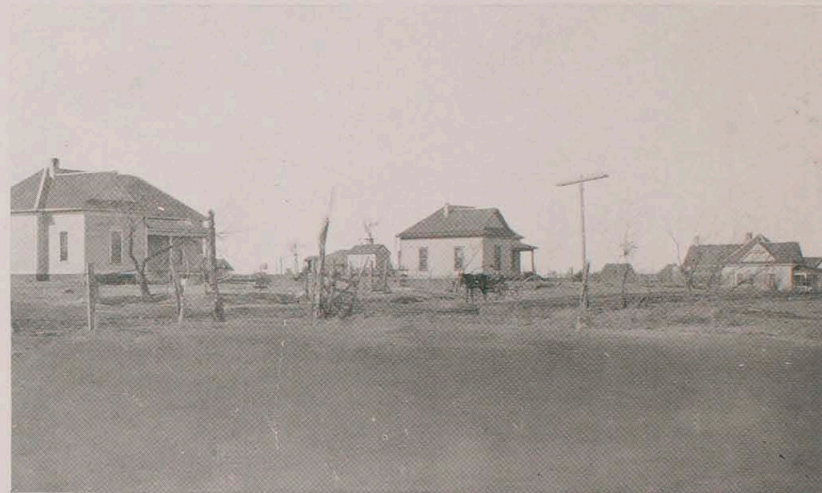
THE VALUE OF TIME

Every man and every woman ought to save and invest every dollar they can in order that they may prepare for the day of misfortune or the day of old age. Your earning capacity is limited to a few years and it is your duty to save and invest a part of your earn-

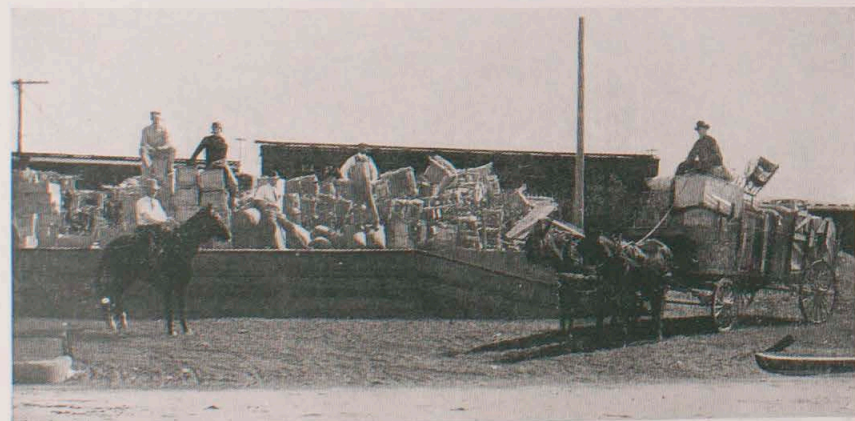
ings in order that you may be prepared for the day of need. Five Dollars per month paid on a Sweetwater lot and 40 acres of Brewster County land will prove to be good preparedness. You do not pay a dime of interest.



COTTON YARD



COTTAGE HOMES



AT THE T. & P. FREIGHT STATION



HOME OF WALTER TRAMMELL

A FEW OF SWEETWATER'S LIVE PROGRESSIVE MEN



DR. A. A. CHAPMAN



W. S. TAYLOR



CHAS. L. GASS



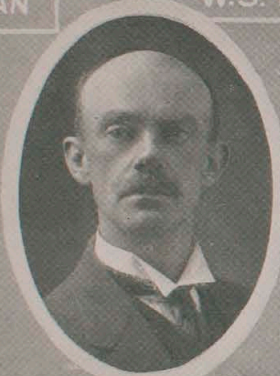
WM. WIGHT



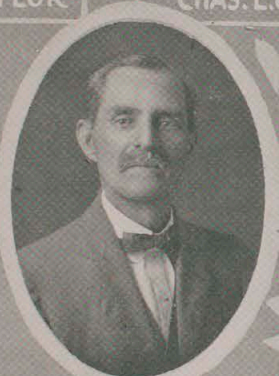
A. LEVY



RUFUS WRIGHT



F. G. ROBERSON



M. L. HARP



THOMAS TRAMMELL



W. A. PERRY



S. D. MYRES



REV. C. A. ENGLE



ALLEN WIGHT



W. D. WILLIS



R. A. RAGLAND



W. L. WIGHT



G. E. BRADFORD

A FEW OF SWEETWATER'S LIVE PROGRESSIVE MEN



W.R. JOHNSON



G.H. SHEPPARD



DR. CHAS. A. ROSEBROUGH



J.H. BRIGHT



W.H. JOBE



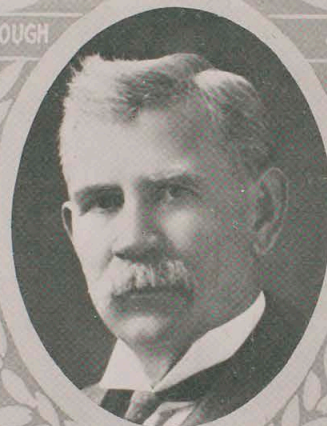
L.S. POLK



GEO. T. WILSON



L.T. MANER



A.B. YANTIS



R.C. CRANE



M.B. HOWARD



T.F. HODGE



DR. A. BRANN



LEE JUDD



R.L. MCCAULEY



T.E. CRUTCHER



P.T. QUAST

F. C. BENNETT



OFFICE OF CASHIER
EDWIN HOBBY

The Security National Bank

OF DALLAS, TEXAS

CAPITAL & SURPLUS \$ 2,000,000.00

Dallas, Texas.

TO WHOM IT MAY CONCERN:

This will introduce to you Mr. F. C. Bennett of this city who has been doing an extensive land business for the last several years-- during which time he has had a continuous account with us, and from our experience with him, we are justified in saying that we consider him thoroughly reliable, and believe that any statement, agreement or contract made by him will be correct and carried out as made.

We have never at any time heard a word of complaint from any purchaser. He owns the property that he is selling, and we consider it a good investment at the price and on the terms which he gives.

Very truly yours,

Vice President & Cashier

Sweetwater has an all-the-year climate, second to none in America. Sweetwater has the best of railroad facilities into an undeveloped section of country containing already a half million people and developing rapidly. Sweetwater has lower freight rates than any other city to this territory. Sweetwater invites and claims to merit the attention of wholesalers, jobbers and manufacturers and to them offers great opportunities.

LEE JUDD, President,
Chamber of Commerce.

Sweetwater with her geographical location, her railroad facilities, easily and quickly reaching the great west, the northwest and the southwest, with her altitude assuring health unequalled, her abundant supply of pure water and her present substantial foundation, easily marks Sweetwater as the logical center of commercial activity in the west.

THOS. F. HODGE, Secretary,
Chamber of Commerce.

A. B. YANTIS
MAYOR
SWEETWATER, TEXAS

To Whom It May Concern:

I take pleasure in saying that I have known Mr. F. C. Bennett, who is the owner of the South Side Addition to the City of Sweetwater, for many years, and I have always regarded him as being one of the cleanest real estate men I have ever known, in his transactions in that line of business. He is in every way trustworthy, and his representations concerning anything he has anything to do with, can be implicitly relied upon.

A. B. Yantis Mayor.

W. W. JOHNSON,
LAWYER,
710-11 BUSCH BUILDING,
PHONE M-2816
DALLAS, TEXAS.

TO WHOM IT MAY CONCERN:--

This is to certify that I have carefully examined the title to the lots owned by F. C. Bennett in the Southside Addition to the city of Sweetwater, Texas. I also examined the title to several thousand acres of land owned by F. C. Bennett in Brewster County, Texas.

I find the title to the lots and the land absolutely good, free from all incumbrance of every kind, and all taxes paid. A Warranty Deed from F. C. Bennett will convey a good title to the lots and the land.

Yours very truly,
W. W. Johnson
Attorney and Counsellor at Law.

SWEETWATER
THE CITY OF OPPORTUNITY

F. C. BENNETT



THE DORSEY COMPANY, DALLAS, TEX.

RESPONSIBILITY \$300,000.00

Sweetwater, Tex. 19

Sweetwater is to-day the best town in west Texas between Fort Worth and El Paso. We have three trunk line railroads going out of the City in six directions. We have one of the best Water-work Systems in the state--owned and operated by the city; with water enough to supply a city of thirty to forty thousand people.

I feel certain that Sweetwater will be a city of 25000 people, and I think it will become one of the big cities in Texas.

I know F. C. Bennett personally, and I know his property which is the Southside Addition--located inside the city limits, and adjoining some of our best residence property.

I have no hesitation in advising a man to invest his money in Sweetwater, and I consider F. C. Bennett thoroughly responsible, and any statement, agreement or representation made by him can be relied on.

Yours very truly

Thos Trammell

Sweetwater's transportation facilities, its low freight rates, its diversified farming, its system of public roads, its superb water system, its low electric rates are the reasons for my optimism concerning Sweetwater. I believe Sweetwater will make a city.

A. A. CHAPMAN, M. D.

CITY OF DALLAS
HENRY D. LINDSLEY, MAYOR

"The Sweetwater Chamber of Commerce is to be congratulated upon advising a large number of American citizens of the advantages of Sweetwater.

At no time in the development of the United States has any section offered such opportunities for investment and residence as does Texas today. While this is true of the entire State, it may be said to be peculiarly true of the great Western portion of the State, in which opportunities are still so large, and where overcrowding, which occurs in most of the Eastern states, is in the far distant future. It is a fact that in Texas a man of energy and ability, with a reasonable amount of money, has an absolute assurance of success. And I feel certain that those who may go to Sweetwater, and apply there the same ability which in less favored situations would spell success, will reap, in the Sweetwater country, benefits which will be very satisfactory indeed to them."

Yours very truly,

Henry D. Lindsley

Mayor

SWEETWATER
THE CITY OF OPPORTUNITY

F. C. BENNETT

J. V. W. HOLMES, PRESIDENT
J. D. DULANEY, VICE-PRES.

NO. 5781.

R. K. McADAMS, CASHIER
GERALD FITZGERALD, ASST. CASHIER



THE ONLY NATIONAL BANK IN NOLAN COUNTY

SWEETWATER, TEXAS, 1911



THE TEXAS BANK & TRUST CO.

OFFICERS:
ELLIS DOUTHITT, PRESIDENT
J. M. GILLESPIE, VICE-PRES.
H. B. REED, VICE-PRES.
H. S. RECORD, VICE-PRES.
D. B. COUCH, VICE-PRES.
G. E. BRADFORD, CASHIER

SWEETWATER, TEXAS

Mr. F. C. Bennett,

Dallas, Texas.

Dear Sir:-

With the natural advantages and progressive citizenship of Sweetwater, property here is bound to advance in value to a very material extent. I regard Mr. Bennett as a high-toned and honorable gentleman, who will not intentionally misrepresent any thing that he may offer for sale. Sweetwater, in my opinion, is bound to become the City of central West Texas.

Yours very truly,

TO WHOM IT MAY CONCERN:--

Regarding future of Sweetwater, will say that in my opinion there is no doubt that our present population of 7000 will double within the next eight or ten years.

It is within my personal knowledge that F. C. Bennett owns the property known as "Southside Addition" and that he is financially able to carry out his contracts and that his general reputation is the best.

Yours truly,

"Like a spider in its web," Sweetwater commands the trade of west Texas. All of the most potent forces that build cities are hers and Sweetwater's destiny is sure.

ALLEN WIGHT,

Vice-President, Chamber of Commerce and Attorney-at-Law.

SWEETWATER
THE CITY OF OPPORTUNITY

J. H. (CYCLONE) DAVIS
TEXAS AT LARGE

SULPHUR SPRINGS, TEXAS

OFFICIAL ADDRESS:
435 H. O. B., WASHINGTON, D. C.

House of Representatives U. S.
Washington, D. C.

ARLON B. DAVIS
CLERK

MEMBER OF COMMITTEES
ALCOHOLIC LIQUOR TRAFFIC
INDUSTRIAL ARTS AND EXPOSITIONS
IRREGULAR AFFAIRS
EXPENDITURES IN THE INTERIOR DEPARTMENT

MORRIS SHEPPARD,
CHAIRMAN.

United States Senate,
COMMITTEE ON
EXPENDITURES IN THE DEPARTMENT OF AGRICULTURE.

I consider your greatest advantage consists in the quality and progress of your citizenship, which is made manifest by your good schools, your splendid churches, public buildings, public roads, clean streets and good health; the latter made possible by your splendid watering facilities and an abundance of God's fresh air.

With every good wish, many thanks, and best regards to my many friends there, I am

Yours very truly,

Dic ABD.

J. H. Davis

Sweetwater is the recognized commercial center of west Texas, on account of the three trunk line railroads going out of our city in six directions, opening up to our city an immense territory. Population about 8,000; plenty of water; fine streets; goods roads, and a progressive spirit. Its future is a certainty.

R. L. McCAULEY,
Former Banker.

Mr. Thos. F. Hodge,
Chamber of Commerce,
Sweetwater, Texas.

It gives me unqualified pleasure to express my admiration of the wonderful growth that has characterized the history of Sweetwater and my confidence in its future.

I shall never forget how favorably I was impressed with Sweetwater when I first had the privilege of visiting there. The beautiful location, the magnificent roads, the evidences of civic unity and energy and pride, which I saw on every hand, indicated a citizenship of the highest and most progressive order, and after all, the destiny of any municipality lies in the character of its citizenship in general.

I entertain the highest hope for the future progress of Sweetwater, and I am proud to have such a community as a part of my constituency.

Yours very truly,
M. M. Sheppard

LEE JUDD, PRES.

ALLEN WIGHT VICE-PRES.

R. T. HUNTER, 2ND VICE-PRES.
LELAND WIGHT TREAS.

The Sweetwater Chamber of Commerce

DIRECTORS
LEE JUDD
ALLEN WIGHT
R. T. HUNTER
THOS. TRAMMELL
DR. A. A. CHAPMAN
ELLIS DOUTHITT
J. MCALLISTER STEVENSON
P. T. QUAST
A. LEVY

THOS. F. HODGE, SECRETARY
SWEETWATER, TEXAS



GOVERNOR'S OFFICE
AUSTIN, TEXAS.

JAMES E. FERGUSON, GOVERNOR
JOHN L. WROE, SECRETARY TO THE GOVERNOR
J. H. DAVIS, JR., ASSISTANT SECRETARY

To Whom It May Concern:-

We heartily indorse and recommend
Mr. F. C. Bennett as a man in all respects
reliable and trustworthy.

All of the photographs shown in
this book are correct, and show clearly
and intelligently what the City is today,
and all of the descriptive matter and gen-
eral information pertaining to the City
is true and correct.

Sweetwater is undoubtedly the Me-
tropolis of Central West Texas, with a
splendid future, and this book is a fair,
intelligent and correct representation of
the City, and the property owned and being
sold by Mr. F. C. Bennett.

Sweetwater Chamber of Commerce,

Thos. F. Hodge
Secretary.

I am certain that Sweetwater will make the best town in west Texas. We
have an unlimited supply of good water and it is the unanimous opinion of all
the old settlers in the west that you cannot keep Sweetwater from making a
city of 20,000.

GEO. H. SHEPPARD,
Tax Assessor.

With the natural advantages that Sweetwater has, I do not consider it
optimistic when I say that Sweetwater will always be the best city in Central
West Texas.

L. S. POLK,
Tax Collector.

Having traveled all over the State I
do not hesitate to say that Sweetwater is one of
the best towns west of Fort Worth. Her trade ter-
ritory is based upon diversified agriculture, which
is the only profitable kind of agriculture.

Her pure water supply and her invigorating
climate make Sweetwater one of the healthiest towns
in the State.

Her railroad facilities and her wide-awake
business men, in my opinion, make for Sweetwater a
bright future.

Yours truly,

James E. Ferguson
Governor.

Sweetwater with her railroad facilities and men that look forward and back
every movement, must become the logical center of west Texas. Sweetwater
can't keep from growing.

A. LEVY.

I have lived in Sweetwater three years. The longer I stay the better I like
it. Sweetwater is a city of progressive spirit, a city of progressive activity and
a city of great possibilities.

REV. C. A. ENGLE.

F. C. BENNETT

SIXTY-FOURTH CONGRESS.
WILLIAM R. SMITH, YES., CHAIRMAN.
EDWARD T. TAYLOR, GOLD.
JOHN E. RAKER, CAL.
CARL HAYDEN, ARIZ.
WILLIAM W. RUCKER, MO.
TOM STOUT, MONT.
HARRY L. GANDY, S. DAK.
C. C. DILL, WASH.
MOSES P. KINKAID, NEBR.
E. E. ROBERTS, NEV.
NICHOLAS J. SINNOTT, OREG.
PORTER H. DALE, VT.
ELIJAH C. HUTCHINSON, N. J.
DENISON C. WERHANDEE, N. MEX.
ROBERT H. MCCracken, IDAHO.
MYRON A. SMITH, CLERK.

COMMITTEE ON IRRIGATION OF ARID LANDS
HOUSE OF REPRESENTATIVES U. S.
WASHINGTON, D. C.

E. E. ROY
COUNTY CLERK
NOLAN COUNTY

MRS. FAWN HOWELL
DEPUTY

SWEETWATER, TEXAS

There are three factors which have made Sweetwater one of the most substantial and progressive cities of the Southwest viz.; The fertility and productiveness of the soil with which it is surrounded, the centering of great trunk line railroads there, and an enterprising, intelligent citizenship possessing in a very high degree an understanding of the essentials of civic greatness and an indomitable will to go forward.

Yours very truly,

W. R. Lust

Sweetwater located almost in the exact geographical center of the State, with no city either to the north or south of us, and two hundred miles on the east to Fort Worth, and four hundred miles west to El Paso, and with our trans-continental railroads, and our unsurpassed supply of water and electric light and power plant—Sweetwater cannot be prevented from becoming a city. Look at the map of Texas.

R. A. RAGLAND,
Banker and Attorney-at-Law.

The climate, the prosperity of the country, the general attitude of the people toward progress and real modern conditions, the spirit of hospitality and the moral and religious conditions are almost ideal in Sweetwater and I believe that anyone seeking a home will do well to investigate the advantages offered at Sweetwater.

J. H. BRIGHT,
Superintendent of City Schools.

TO WHOM IT MAY CONCERN:--

Sweetwater is a city of about 7000 population, situated 200 miles west of Fort Worth, on the main lines of the Texas & Pacific, Kansas City Mexico & Orient and the Santa Fe, with the very best railroad facilities in Central West Texas.

The country is in a prosperous condition, and the city growing steadily and substantially. Within ten years Sweetwater should have a population of fifteen to thirty thousand people.

The Southside Addition to the city of Sweetwater is owned and controlled by Mr. F. C. Bennett of Dallas, Texas, a very energetic and prosperous business man who at one time lived in Sweetwater, and is thoroughly responsible in every respect.

An investment in the Southside Addition is one of the best investments in unimproved lots in the city, all being good, smooth lots lying just south of the main part of the city with a nice elevation.

Yours very truly,

E. E. Roy

The commercial and educational center of western Texas, with three trans-continental railroads and the most adequate and complete water system in west Texas.
R. N. GRISHAM,
Attorney-at-Law.

SWEETWATER
THE CITY OF OPPORTUNITY

F. C. BENNETT

The destiny of a commonwealth and a city depends upon the civic intellectual and moral development of its citizens. I am proud to be a citizen of Sweetwater and Nolan County. The intelligent effort for the conservation of the soil, the preservation of its fertility, the application of the principles of safe and sane farming and the rapid development of the rural schools assures a citizenship of high intellectual and moral character. I am optimistic for the future of Sweetwater and Nolan County.

W. C. CALVERT,
Agent U. S. Department of Agriculture.

After investigating various towns in west Texas, I decided that Sweetwater was the best town to make my home and the best place for investment. I think Sweetwater will be the greatest distributing and manufacturing point in west Texas.

M. D. WILLIS,
Art Studio.

Sweetwater is a synonym for progressiveness. Its natural resources, its railroads and its central location, combined with the unfailing energy of its citizens makes it the most desirable point in west Texas.

C. A. ROSEBROUGH, M. D.

Nothing but the reversal of all natural laws can check Sweetwater's progress.

Wm. WIGHT,
Member of the Firm of Wight & Harp, Wight & Wight and Wight & Anthony, Midland, Texas. Thirty-two years on the job.

It is now recognized by those familiar with the business of the entire State that Sweetwater is the logical commercial center between Fort Worth and El Paso.

W. S. TAYLOR,
Pierce-Fordyce Oil Association.

I spent several months looking over the State for a location and decided that Sweetwater offered greater opportunities than any other place and after three years residence in Sweetwater I am still of the same opinion.

A. BRANN, Dental Surgeon.

I have seen Sweetwater grow from a village to one of the best retail cities in this part of the State. On account of its valuable railway facilities, Sweetwater is becoming a distributing and wholesale center of importance. I expect to see Sweetwater one of the greatest cities in the Southwest.

L. T. MANER, Druggist.

With our trunk line railroads reaching out for hundreds of miles in each direction and the unlimited supply of water which Sweetwater has, I don't think there is a city in Texas with a brighter future than Sweetwater.

F. G. ROBERTSON,
Merchandise Broker.

For two years I have searched west Texas for a location and after close investigation, I have selected Sweetwater as my future home, believing that it will be the leading city of the west. I have found no other town in this part of the State so well equipped with railroad service, water, lights, schools and good roads, all of which will make Sweetwater the most desirable and prosperous city of the west.

CHAS. L. GASS,
Department Store.

Sweetwater is within 18 miles of the geographical center of the State, in a magnificent country, with three trunk line railroads and sufficient water to supply a city of 50,000 people.

M. L. HARP, Capitalist.

Can truthfully say that I think, considering the location and other surroundings of Sweetwater, that we will in the future have the greatest population of any city between Fort Worth and El Paso.

T. O. COWAN,
Loans.

The only city between Fort Worth and El Paso, with three trunk lines of railway, a population of 8,000, with various distributing houses and the cleanest city in Texas.

J. S. GRISHAM, Attorney-at-Law.

F. C. BENNETT

With the unexcelled railroad facilities which Sweetwater possesses there should be no question as to its future. The water problem has been solved and an investment in Sweetwater real estate is a safe investment and one that will bring handsome returns to the investor. Sweetwater will be the largest city in the Southwest.

W. A. PERRY,
Editor of the Sweetwater Reporter.

~ ~ ~

Sweetwater a city of gravity water supply. The Queen City; The Clean City; The City of Health; The City of Wealth; The City that doubles its population every five years. We are for progress and prosperity.

W. R. JOHNSON,
Chief of Police.

~ ~ ~

Sweetwater has the railroad facilities. Sweetwater has the location. Sweetwater has the territory. Sweetwater is progressive and wide-awake. I believe that Sweetwater will be one of the most important cities in our State in the near future.

W. H. JOBE,
Texas Oil Co.

~ ~ ~

No man can make a mistake by investing his money in Sweetwater; because Sweetwater is surrounded by a fine agricultural country, with enough pure water to supply a city of 40,000 people, and has the best railroad facilities in West Texas. I believe Sweetwater will make a city.

M. B. HOWARD,
Former Postmaster.

~ ~ ~

Sweetwater has at least four times the population it had ten years ago. This growth has been steady through all the years. Considering Sweetwater's railroad facilities, factories and civic improvements, I look to the future with confidence that Sweetwater's growth has only begun.

GEO. T. WILSON, Former Mayor.

~ ~ ~

With a healthy climate, the best of schools, the best water system and the best railroad facilities within 200 miles, and progressive, energetic people, nothing can keep Sweetwater from becoming a metropolis.

W. L. WIGHT,
Treasurer, Chamber of Commerce.

Sweetwater has one of the best water works system in the State. The reservoir has a capacity of two billion gallons, with a drainage of 54 square miles and the water is absolutely pure. With Sweetwater's railroad facilities, the natural resources and the abundance of water, there is no reason why the population should not double in five years.

T. E. CRUTCHER,
Superintendent of the Water Works.

~ ~ ~

Sweetwater will have a population of 15,000 within five years.

P. T. QUAST.

~ ~ ~

I came to Sweetwater nineteen years ago, it was then a village on the T. & P. Railroad. We have now secured the Kansas City, Mexico & Orient Railroad and the Santa Fe, giving us three transcontinental trunk lines. Sweetwater has a marvelous water system and with a great undeveloped country at her command. The future of Sweetwater should strongly appeal to any honest investor.

S. D. MYRES,
Former Mayor and Saddle and Harness Manufacturer.

~ ~ ~

I believe that Sweetwater with her three trunk lines of railroad is the greatest distributing point for the west, the southwest and the northwest and will be a great commercial center in the next five years.

E. W. CLARK,
Capitalist and Ranchman.

~ ~ ~

I came to Sweetwater four years ago, thinking I was picking the best town in west Texas and I am fully convinced that I made no mistake.

BOWEN'S DRUG STORE, By Berry Bowen.

~ ~ ~

I had every confidence in Sweetwater when I came here six years ago. I still believe it has the best future of any city in Central West Texas.

RUFUS WRIGHT.

~ ~ ~

I have known F. C. Bennett personally about 10 years. I have always found him a man of his word, ready to make good any statement, representation or undertaking that he makes, and he is so regarded in this city.

In my judgment, Sweetwater has the best opportunity to make a genuine city between Fort Worth and El Paso.

We have a gravity flow of pure water to supply a city of 40,000 people. Sweetwater has great railroad facilities, and only six of the largest cities in the State have better railroad facilities.

The South Side Addition owned by F. C. Bennett is level, well laid off, and a good place to get immense benefit from the growth and development of this city.

R. C. CRANE,
Postmaster.

THE SOUTHSIDE ADDITION



The South Side Addition is located on a beautiful elevation south of the business district of the city, within walking distance of any part of the city, lying between Arizona Avenue on the north, Lamar Street on the east, Tennessee Avenue on the south and Robert Lee Street on the west. The streets run north and south, the avenues run east and west. The lots face the streets, and therefore all lots have an east or west front. The streets and avenues are 60 feet wide and each lot runs back to a 12½ foot alley at the rear. Every lot is 50 feet wide and 140 feet deep. Each individual lot is almost absolutely level, but the addition as a whole has a splendid drainage. The soil is a dark chocolate loam and trees, flowers and shrubbery will grow luxuriously. The South Ward Public School (a modern brick building) and a free school is four blocks north of the South Side Addition. The home of Thomas Trammell, a Banker, costing approximately \$25,000.00 is about 1½ blocks north of the South Side Addition. The home of A. H. Herring, a beautiful two-story home is about 1 block north. The home of Manse Woods, another modern two-story home is about 1½ blocks north and other beautiful homes are right near, therefore it is seen that the South Side Addition is joining some of the best residence property in the city and as the city grows larger, property in the South Side Addition will be in great demand and should become very valuable.

With each lot I am selling 40 acres of land to be located in Brewster, County, Texas, at the following prices:

West front inside lots and 40 acres of land \$300.00.

East front inside lots and 40 acres of land \$315.00.

West front corner lots and 40 acres of land \$325.00.

East front corner lots and 40 acres of land \$340.00.

On terms of \$10.00 cash and \$5.00 per month, without interest.

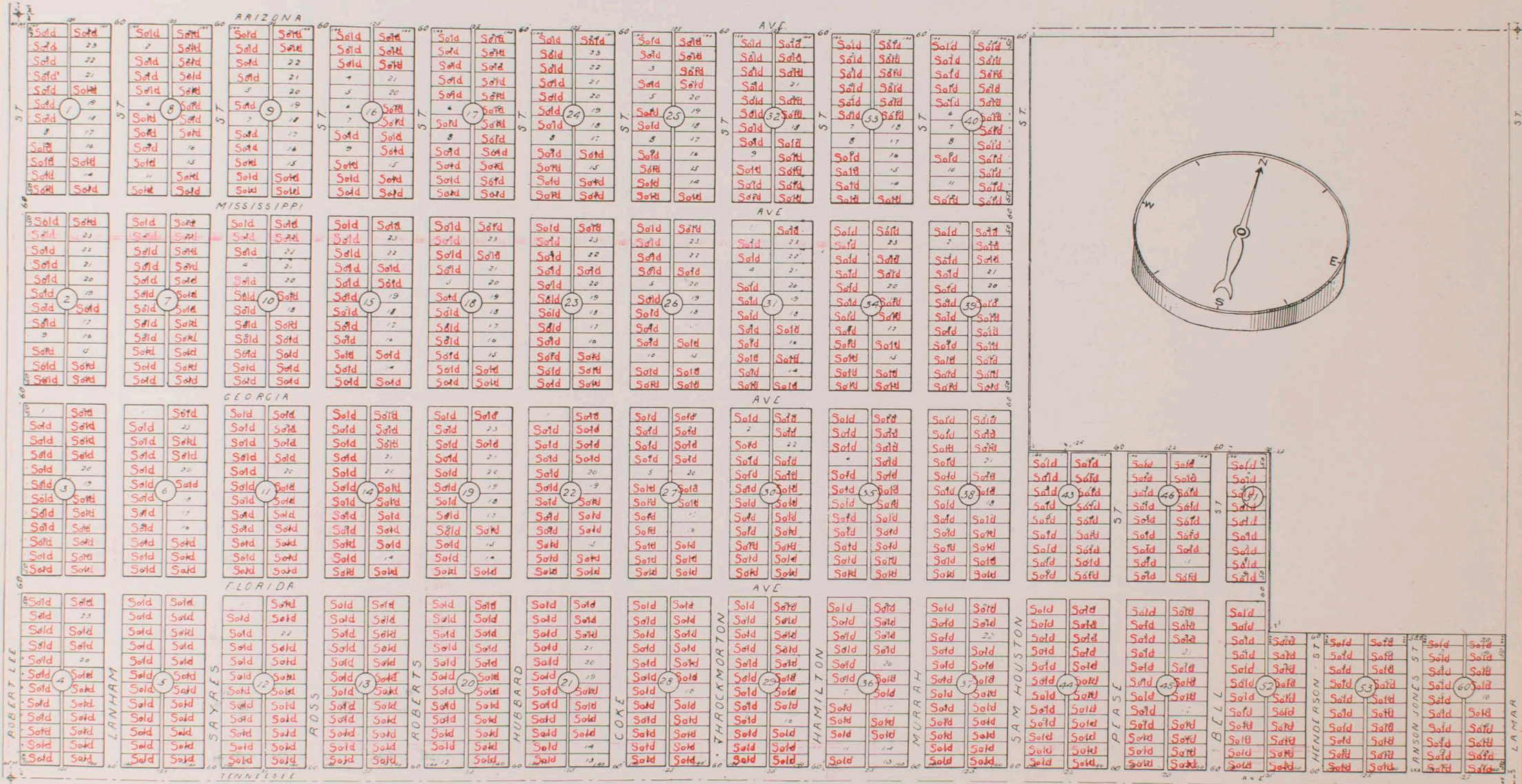
The land in Brewster County is sold with the lot without any representation as to the character or the location of the land, except that it will be in Brewster County, Texas, and the title good. The land will be selected by F. C. Bennett when the total purchase price of the lot and the land has been paid according to the terms of the contract, at which time a deed to the lot and the land will be executed and delivered to the purchaser with an abstract of title.

Texas is the best and fastest growing State in the Union and Sweetwater is the railroad center and the metropolis of Central West Texas, with many natural advantages, all of which makes it a reasonable certainty that Sweetwater will be a city of 25,000 people within ten years and finally a city of 100,000.

A lot in the South Side Addition to Sweetwater, with 40 acres of land in Brewster County, at the price I ask and on the terms I give, will prove to be the best investment you can make.

W. L. Wight, my local representative at Sweetwater, will be glad to show the property to any one at any time and will take pleasure in rendering to any one such favors as may be possible.

MAP OF THE SOUTHSIDE ADDITION



BREWSTER COUNTY

Brewster County is one of the new and practically undeveloped southwestern counties in Texas. For your information I have (by permission) reproduced the description of Brewster County, as made in the Texas Almanac and State Industrial Guide, together with a few photographs and newspaper clippings, to all of which your attention is called.

TEXAS COUNTIES.

249

BREWSTER COUNTY.

Situated in Southwest Texas, bordering the Rio Grande; created in 1887 from Presidio County and organized the same year; named for H. P. Brewster; area 5,006 square miles; population 5,220 in 1910, as against 2,356 in 1900. Alpine, the county seat and chief city, is unincorporated and has an estimated population of 2,300. Other important towns are Marathon and Herlingua. The county is served by the Galveston, Harrisburg and San Antonio and the Kansas City, Mexico and Orient Railroads.

The surface is mountainous, with many hills and intervening valleys. The mountains are rich in minerals, nearly all kinds being found. One of the largest quicksilver mines in the United States is being operated in the Terlingua district. Several other mines are operated in various sections. There are also rich silver mines, vast quantities of excellent marble, iron, lead and copper. The mining interests engage a large number of laborers. In importance the industry outranks the raising of live stock. Because of the lack of transportation and an adequate water supply the great mineral wealth has not been fully developed, but with the coming of more railroads and the boring of deep wells, tapping the underground supply of water, it is believed that these valuable deposits of minerals will be developed, bringing the output to hundreds of thousands of dollars in value.

The live stock interests rank next to the mining interests and many car loads of stock are shipped during the course of the year. Although the soils in many of the valleys are rich, the lack of adequate rain has made farming unprofitable. Wherever an adequate

water supply has been obtained for irrigation purposes, apples, peaches, plums, grapes and apricots have thrived, the quality of the fruit being excellent.

A number of the citizens have demonstrated that Brewster County is adapted to the bee and honey industry and the number of swarms of bees is being increased annually.

Along the Rio Grande and some of the small creeks which rise from springs small patches are irrigated and devoted to fruit growing and to alfalfa and truck products. Practically all of the large ranches in the county have land under irrigation for the purposes of growing vegetables and fruit for home consumption. In many sections wells are obtained at depths ranging from 15 to 500 feet.

Besides the various valuable minerals and deposits of marble and granite, oil has also been discovered, but the field has not been developed.

At Marathon a large rubber factory is operated, rubber being taken from the guayule, which grows luxuriantly on the mountainsides. Various industries are supported at Alpine.

Brewster County contains some of the highest mountain peaks in Texas. A number of them reach altitudes from 4,000 to over 8,000 feet. In the southern portion of the county is the Tas Lingas Creek, which empties into the Rio Grande just below the mouth of the Grand Canyon. This canyon is one of the wonders of the American continent. In places the walls rise perpendicularly a distance of 1,700 feet. Its great distance from the railroads has resulted in its being little known to the people of the country.

"Copyrighted, 1914, by A. H. Belo & Co., Dallas, Texas. Reproduced by permission from the Texas Almanac and State Industrial Guide of 1914".

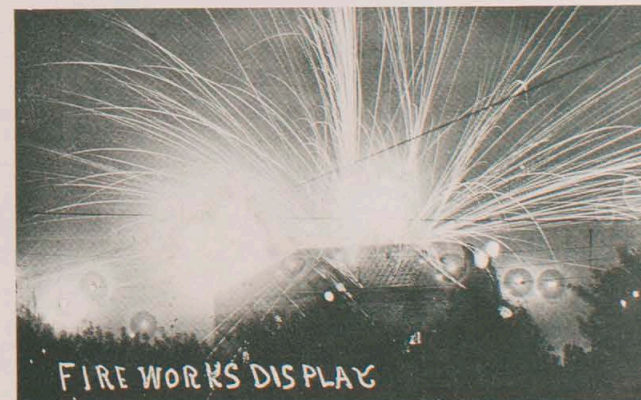
OPPORTUNITY

You constantly see men who tell you what they could at some-time, somewhere in the past have done. They tell you how they might have invested just a few dollars from which they would have made many dollars and from their statement you would think if given the same opportunity again they would quickly grasp it, but as a general rule they would not.

Opportunities have existed from the beginning of time to the present day and will continue to the end of time, but it takes men with determination, men who are willing to take a reasonable chance and who look ahead and not backward to grasp an opportunity.

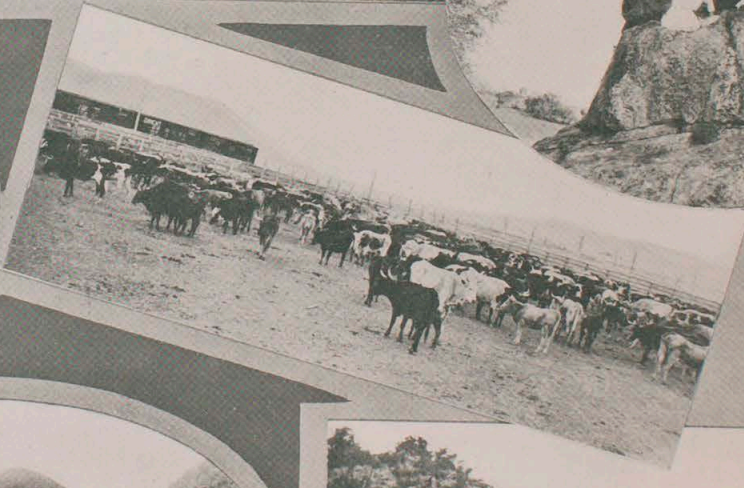
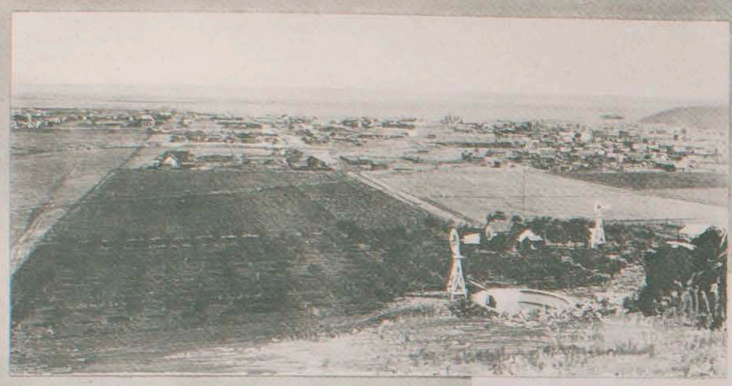
Today is the day of opportunity. This proposition by which you buy a lot in the splendid city of Sweetwater, with 40 acres of land in Brewster County, Texas, at the price and on the terms that are given is an opportunity that you ought to grasp.

"The question is—will you do it?"



F. C. BENNETT

*Scenes In
Alpine & Brewster
County Texas.*



SWEETWATER
THE CITY OF OPPORTUNITY

BREWSTER COUNTY.

This is the largest county in the State of Texas, containing 3,300,000 acres. Our principal industry is raising cattle, horses and sheep. The southern part of the county has valuable mineral districts, and is a heavy producer of quicksilver. Some large bodies of coal have been partially developed, and a railroad has been surveyed to these coal fields. In the eastern part of the county oil has been found at shallow depths and development work goes steadily on, by men who know the oil business.

The greater part of Brewster County is mountainous, with beautiful valleys. These valleys produce wonderful crops of kafir corn, milo maize, alfalfa, and grama grass hay; potatoes, melons, Bermuda onions. All vegetables and truck farm crops grow to perfection. The pear, grape, peach and plum have a flavor and coloring that is not excelled anywhere, and our apples are classed with the best grown in the States of Oregon or Colorado.

Jas. Lafarelle and Dr. W. B. Phillips, the latter gentleman being one of the best known geologists in the South, began work this week on the Bird mine and will thoroughly test it out. It is the intention of these gentlemen to sink test shafts and to find out beyond a question as to the value of the property and if it pans out as they expect, a large force of men will be put to work in the near future.

WILL DEVELOP CARUTHERS MINE.

A lease was filed at the court house this week by the terms of which W. W. Turney and W. H. Caruthers lease to A. M. Turney for a period of twenty years, what is known as the Caruthers mine, located about twelve miles east of Alpine. At one time this mine was operated on a small scale and the ore sold on the market for \$80 per ton. Mr. Turney says at present, he is not in a position to give out his plans but that he expects to begin work in the near future. This property is a silver and lead mine and some of the best experts in the United States have pronounced it a valuable property.

The development of the mines in the vicinity of Alpine will turn thousands of dollars into commercial channels. The "tin bucket brigade" is a great factor to any progressive town, and that is what we want and what we are going to have.

Fifteen years ago large tracts of land all over Brewster County were sold at 35 cents per acre. A few years later the same lands were sold at 75 cents per acre. Today this same land is being sold at \$150 to \$6. In a short time it will again change owners at \$5 to \$20 per acre.

Population is increasing very rapidly. There is no increase in the amount of land.

That corn can be successfully grown in Brewster County, was amply demonstrated this year by Mr. C. F. Kimball on his ranch northeast of Alpine. The variety is somewhat like Indian corn only the ears are much larger. Mr. Kimball says the land on which it was raised was not irrigated and only had one over-flow.

Our railroads are the G. H. & S. A. (Sou. Pac.) east and west, and the Kansas City, Mexico & Orient (now building into Alpine) gives us a short line to the north and east.

Town property is rapidly increasing in value, with the steady inflow of new people, who are building new homes. Our excellent public schools are a splendid attraction for families.

Last Friday, Mr. Guion Gregg, traveling townsite agent of the Orient, arrived in Alpine and at once got in touch with those who are to assist in developing the Company's interests here.

When questioned by the writer as to his first impression of Alpine and his opinion as to the future of the town, he said:

"I hardly know how to express in words, my first impression of your beautiful, picturesque little city for it is beautiful beyond description. In all my travel throughout West Texas, I have never seen a more ideal location than you have here, and unhesitatingly I can say that it is ideal. With the grand climate, beautiful scenery and, best of all, the plentiful supply of pure water, it at once impresses the strangers as an ideal place for a home. Yes, I am enthusiastic and so will others be, when they come and see for themselves.

"We are now preparing to put our property here on the market and to successfully do so, will inaugurate an advertising campaign that will reach hundreds of thousands of investors who have their eyes on the West. In addition to the use of prominent newspapers we will circulate attractive booklets and maps, showing every advantage of your section."

Alpine, Brewster County, Texas, elevation 4,476 feet above sea level. Located in the "lap of the mountains," and usually described as the "Roof Garden" of Texas, is known as one of the healthiest spots to be found. Many people from all parts of the country come to Alpine to spend a vacation summer and winter, and return home to tell their friends that they feel like they had been "made over." There is neither extreme heat in summer nor cold in winter. One sleeps under a blanket all summer, and very little more is required in winter. Malaria, mosquitoes, etc., are unknown here. It is a joy to live in this climate. Alpine has all modern improvements. All religious denominations have a house of worship. We have an independent Taxing District and a \$35,000 High School building, with all the latest educational equipment, only recently occupied. Our total tax rate, for all purposes, in Brewster County, is a little over 85 cents on the \$100 valuation—the lowest tax rate in Texas.

The county is settling up rapidly and all the more valuable State land has been homesteaded. In the past year good ranch land has doubled in value, and fruit, alfalfa and truck-farm land that sold three years ago for \$2.50 to \$4 per acre, is now selling at \$10 to \$40, according to location.

ST. LOUIS POST-DISPATCH

LAND TAKEN ON A \$200 DEBT IS NOW QUICKSILVER MINE

Chicagoan Who Thought Property Was Worthless Is Taking Out \$1,250,000 a Year

REMOTE, DESERT REGION

Product of Claim 90 Miles From Railroad Worth Six Times as Much as Before War

Special to the Post-Dispatch. TERLINGUA, Tex., Feb. 26.—When Howard E. Perry of Chicago took on a \$200 debt, more than 15 years ago, in two sections of 640 acres of land in this remote desert part of the upper Rio Grande border region of Texas, he looked upon the property as being practically worthless, thinking so little of it that he did not come here to look at it. He knew that it was 90 miles from the nearest railroad, in the midst of as bleak and bare a region as is to be found in the country, and that it had no actual cash value and was worthless even for grazing goats.

He made no attempt to keep in touch with his Texas holdings, and was greatly astonished one day, when he received a telegram offering \$30,000 for the property.

The message was dated Alpine, Tex., the county seat of Brewster County, in which his land is situated. Before he had recovered from his surprise, a typically attired man of the border entered his office.

"Outcroppings of cinnabar ore have been discovered upon your land and I've come up here to make you an offer for the property," the visitor said.

Perry made quick decision. This was the first news Perry had received of the quicksilver discovery. Considering this offer and the one of a moment, he replied:

"I think I will develop the claim myself." "Would an offer of \$50,000 tempt you to sell?" "It would not. That closed the interview. Today the Chisos Mining Co., of which Perry is the owner, is producing quicksilver at the rate of \$1,250,000 a year from the cinnabar mine developed on the land taken over to satisfy a \$200 debt.

For the last several months the price of quicksilver has mounted, until it is now bringing \$300 per flask of 75 pounds in wholesale quantities. When the European war began the price of quicksilver was about \$48 per flask. The increase in price is due to demand for the liquid metal in the manufacture of mercuric fulminate powder, which has the characteristic of being violently explosive.

Industry Is Stimulated. Extraction of quicksilver from cinnabar ore is a simple process. The ore is subjected to a severe heat in a furnace. The molten metal flows into flasks and is hauled from here to the railroad shipping station 90 miles away. The price at which the metal is now selling is causing a wonderful stimulation of the quicksilver mining industry here. Preparations are being made to reopen mines that were abandoned several years ago because of an excess of water in the workings. It is stated that outcroppings of cinnabar are found on several undeveloped tracts of desert land in this section, that the ore deposits extend across the river into Mexico. Following the discovery of quicksilver here, the town of Terlingua was founded and is today a typical mining camp of the Mexican type.

WS, SATURDAY, MARCH

MINES IN BREWSTER COUNTY

DEVELOPMENT WORK REPORTED RAPIDLY PROGRESSING

New Tangsten Strike in Paying Quantities Said to Have Been Made at Crown King, Ariz.

Special to The News

El Paso, Texas, March 17.—Quicksilver operations have been resumed in the Big Bend and Brewster County quicksilver districts and the companies now operating there report the development work progressing rapidly. The Study-Butte Mining Company has a number of furnaces in operation and is shipping a quantity of quicksilver to the markets. The Mariposa Mining Company, in Brewster County is also producing much ore and as soon as the much needed improvements are in place this company expects to begin producing at a much increased rate.

Across the river, in the Boquillas, the quicksilver deposits are be-

MY PROPOSITION



One of the most alarming and serious conditions existing in the United States at this time is the tremendous number of people who do not own a home, living from year to year as a tenant in another man's house and on another man's land, finally dying without ever having saved enough with which to buy and pay for a home. Recognizing this serious situation, I have made it possible for every one, no matter what their circumstances may be, to buy and pay for a lot in the South Side Addition to the city of Sweetwater, Texas, and 40 acres of land in Brewster County, Texas, at a price and on terms that any one can pay. I am the sole owner of all unsold lots in the South Side Addition to the city of Sweetwater, Texas, and several thousand acres of land in Brewster County, Texas. With a desire to give the greatest value possible for the money and on as easy terms as possible, I am offering the lots in the South Side Addition to the city of Sweetwater, with 40 acres of land in Brewster County, at the following prices:

West front inside lots and 40 acres of land \$300.00.

East front inside lots and 40 acres of land \$315.00.

West front corner lots and 40 acres of land \$325.00.

East front corner lots and 40 acres of land \$340.00.

Terms \$10.00 cash and \$5.00 per month, without interest, for each lot and 40 acres of land. The salesman is authorized to collect

the First or Cash Payment of \$10.00 on each lot and 40 acres of land sold. All succeeding payments must be paid direct to F. C. Bennett, at Dallas, Texas, and in no case to any one else.

The land in Brewster County is sold with the lots without any representation as to the character or the location of the land, except that it will be in Brewster County, Texas, and the title good. The land will be selected by F. C. Bennett, when the total purchase price of the lot and the land has been paid according to the terms of the contract, at which time a deed to the lot and the land will be executed and delivered to the purchaser, with an abstract of title.

Mr. W. L. Wight is my representative at Sweetwater, and any one going to Sweetwater to look at my property is requested to call on him and he will take pleasure in showing them the property and such other courtesies as he can.

As to my responsibility, your attention is called to letters in this book from the Security National Bank of Dallas, Texas; The First National Bank, The Texas Bank & Trust Co. and Thomas Trammell, (Banker) of Sweetwater, also E. E. Roy, County Clerk of Nolan County and W. W. Johnson, Attorney-at-Law of Dallas, who has examined the title to the property and makes a certificate that the title is good and all taxes paid. Your careful attention is also called to many other letters in this book from prominent people with reference to Sweetwater.

F. C. BENNETT

FAC-SIMILE OF APPLICATION AND RECEIPT WITH CONDITIONS

F. C. BENNETT, Dallas, Texas

APPLICATION

Terms—\$10.00 cash and \$5.00 per month, without interest, on each lot and forty acres of land.

I or we hereby make application to purchase from F. C. BENNETT, at Dallas, Texas,191...
No., Block No., Lot No., Block No., Lot No., Block No., located in
the Southside Addition to the City of Sweetwater, Texas, and acres of land, to be located in Brewster County, Texas.
Said land to be selected and deeded by F. C. Bennett when the total purchase price of said lot or lots and said land has been
paid. For which I or we hereby agree to pay \$..... cash with this application, and \$..... per month on the.....
day of each succeeding month in the future, without interest, until I or we have paid the total purchase price of \$.....
At which time F. C. Bennett agrees to execute and deliver to me or us a Warranty Deed, with Abstract of Title to said lot or
lots and said..... acres of land.

This application is made subject to the conditions on the back hereof and which are in all respects made a part hereof.

I or we have carefully read and understand the terms of this application, and the conditions on the back hereof.

West Front Inside Lots and 40 acres of land \$300.00

East Front Inside Lots and 40 acres of land \$315.00

West Front Corner Lots and 40 acres of land \$325.00

East Front Corner Lots and 40 acres of land \$340.00

Purchaser will sign here.

Please write Purchaser's Name in plain, separate capital letters.

Sold by

Please write Purchaser's Address in plain, separate capital letters,

"If the Purchaser is a Lady—Please say whether 'Mrs.' or 'Miss.'"

F. C. BENNETT

DALLAS, TEXAS

RECEIPT FOR CASH PAYMENT

RECEIVED of191...
in payment of the First or Cash Payment on Lot No. Block No., Lot No., Block No., Lot
No., Block No., in the Southside Addition to the City of Sweetwater, Texas and acres
of land to be located in Brewster County, Texas. Said land to be selected and deeded by F. C. Bennett when the total pur-
chase price of said lots and said land has been paid according to the terms of the Contract for Deed.

It is agreed by said purchaser that if the above described lot or lots have been sold when the application of said pur-
chaser reaches the office of F. C. Bennett at Dallas, Texas, that F. C. Bennett shall select for said purchaser another lot or
lots of equal price.

F. C. BENNETT

By.....

Salesman.

CONDITIONS OF SALE.

1. No statement, agreement or representation made by any one except as contained in the authorized printed literature of F. C. Bennett, or over the signed signature of F. C. Bennett, shall be binding on said F. C. Bennett, and no agent, salesman or employee of said F. C. Bennett is authorized to change any of the terms or conditions of this application.

2. The salesman is authorized to collect \$10.00 on each lot and forty acres of land, in payment of the First or Cash payment. All other payments must be paid direct to F. C. Bennett, at Dallas, Texas.

3. It is agreed that if said lot or lots selected by said purchaser has been sold when this application reaches the office of F. C. Bennett, that F. C. Bennett shall select for said purchaser another lot or lots of equal price.

4. F. C. Bennett agrees to promptly execute and deliver to said purchaser a Contract for Deed to said lots and said land; to be held by the purchaser until the total purchase price has been paid according to the terms of this application, at which time a Warranty Deed and Abstract of Title will be executed and delivered to said purchaser.

5. F. C. Bennett agrees that said purchaser may pay all or any part of the balance due on the purchase price of said lots and said land at any time before said payments are due.

6. Time being the essence of this Contract—It is agreed that in the event of the failure of said purchaser to pay any monthly installment payment on this Application and the Contract for Deed within Ninety (90) days after said payment is due, F. C. Bennett may, at his option, without notice, cancel the Contract for Deed, and declare all previous payments made thereon forfeited as liquidated damages; and, in the event of such forfeiture, the Contract for Deed shall be null and void thenceforth; and said purchaser thereafter shall have no claim on said lot or lots and said land, or on F. C. Bennett, for any part of the forfeited payments made thereon; but, in such event, said purchaser shall be likewise relieved from all responsibility under this Application and the Contract for Deed.

SWEETWATER
THE CITY OF OPPORTUNITY

Also owner of: The F. C. Bennett sub-division of the J. N. Boden League in Cherokee County, Texas.
The F. C. Bennett sub-division of the Wm. Reese Survey in Cherokee County, Texas, and the F. C.
Bennett sub-division of Lots 1 and 2, Survey 1, Block 6, T. & P. Ry. Land in Bowie County, Texas.

F. C. BENNETT

DALLAS, TEXAS

Owner of the Southside Addition to the City of Sweetwater, Texas, and several thousand acres of land
in Brewster County, Texas

CONTRACT FOR DEED

United States of America

STATE OF TEXAS)

COUNTY OF DALLAS)

Know All Men by these Presents: That I,

F. C. Bennett, of Dallas, Texas, for and in consideration of the sum of \$10.00
to me in hand paid by John Doe

Anywhere

, State of Blank

of

the receipt of which is hereby acknowledged, and the further agreement to pay the sum
of \$5.00 per month without interest on the first day of each succeeding

month in the future until the said John Doe

shall have paid a total sum of \$300.00

, without interest, and upon the full

and final payment of said \$300.00

, without interest, I, F. C. Bennett,

hereby agree to execute and deliver to said John Doe

a Warranty Deed with Abstract of Title to Lot No. Two, Block 100, Lot No. —, Block —, Lot No. —, Block —, in the Southside Addition to the City of

Sweetwater, Texas, as shown by a map or plat of said Addition recorded in Volume "Y,"

Pages 494-495, Deed Records, Nolan County, Texas, and 40 acres of land to be

located in Brewster County, Texas. Said 40 acres of land to be selected and deeded

by F. C. Bennett when the total purchase price of said lot and said land has been

paid.

1. This Contract for Deed is executed in accordance with an application of even date herewith signed by said purchaser, and made a part hereof.
2. All payments except the First or Cash Payment on said Lot...and said land must be paid direct to F. C. Bennett, at Dallas, Texas.
3. F. C. Bennett agrees that said purchaser may at any time before said payments are due, pay all or any part of the balance due on said Lot...and said land.
4. No statement, agreement or representation made by any one except as contained in the authorized printed literature of F. C. Bennett or over the signed signature of F. C. Bennett shall be binding on said F. C. Bennett, and no agent, salesman or employee of said F. C. Bennett is authorized to change any of the terms or conditions of this Contract.
5. Time being the essence of this Contract:—It is agreed that in the event of the failure of said purchaser to pay any monthly installment payment on said Lot...and said land within Ninety (90) days after said payment is due, F. C. Bennett may, at his option, without notice, cancel this Contract for Deed and declare all previous payments made thereon forfeited as liquidated damages; and, in the event of such forfeiture, this Contract for Deed shall be null and void thenceforth, and said purchaser thereafter shall have no claim on said Lot...and said land, or on F. C. Bennett for any part of the forfeited payments made thereon; but, in such event, said purchaser shall be likewise relieved from all responsibility under this Contract for Deed.

Witness My Hand, this first day of Any Month

A. D., 191

F. C. Bennett

Attest:

J. E. Broussard

F. C. BENNETT

SWEETWATER
THE CITY OF OPPORTUNITY

CONCLUSION



I have endeavored to prove to you in a clear, intelligent and correct manner that Sweetwater is the best city of about 8,000 people in the best State on the face of the Globe, which is Texas. I appreciate the fact that every man cannot go to Sweetwater and make a personal investigation; therefore, I have shown by actual photographs a large portion of the city, enabling you to see with your own eyes the railroads, the railroad machine shops and yards, the tremendous city reservoir, the splendid paved streets, good pike roads and a great number of business houses, industrial enterprises, residences, schools, churches and others photographs by which you get almost as clear an idea of what the city is and what it looks like as though you were on the ground. In my descriptive matter I have stated facts, which I believe to be true and which I think you will heartily endorse if you go to Sweetwater.

In this book there is shown letters from Governor James E. Ferguson, United States Senator Morris Sheppard, Congressman W. R. Smith, Congressman J. H. Davis, Mayor Henry D. Lindsley of the city of Dallas, The Security National Bank of Dallas, the First National Bank, Thomas Trammell, (Banker), The Texas Bank & Trust Co., E. E. Roy and A. B. Yantis, together with a large number of others from Sweetwater, all of whom express in strong language their confidence in Sweetwater.

Sweetwater is truly a city of opportunities and without any reasonable doubt is going to make a city and the man or the woman who is wise enough to invest their money in Sweetwater, will with reasonable certainty make the best investment they can make.

I have fully described my lots in the South Side Addition, which I offer to you, with 40 acres of land, at price of \$300.00, \$315.00, \$325.00 and \$340.00, on the remarkable terms of \$10.00 cash and \$5.00 per month for each lot and 40 acres of land, without charging a cent of interest.

At Sweetwater you will at all times find my representative, Mr. W. L. Wight, who will show you my property and to all who go there, it is my request that you call on him at once and let him show you the city and the property.

Men who have bought a lot before going to Sweetwater and later went to see the property, have in many cases bought one and two more lots and in almost every case they say that Sweetwater is a better town, with a better future than they anticipated.

To all who study this book carefully, I want to extend my sincere thanks. To all who buy a lot and 40 acres of land, I promise the best service I am capable of rendering and shall endeavor to make your business relations with me not only profitable, but at all times pleasant.

Respectfully,

F C Bennett

DALLAS, TEXAS.

W. L. Wight, Local Representative, Sweetwater, Texas.



THE REIMERS COMPANY
FORT WORTH, TEXAS